



**The Squirrels Heol Y Capel, Foelgastell, Llanelli, Carmarthenshire, SA14 7EW
Offers in the region of £595,000**

A Superb Smallholding of almost 2 acres set in highly convenient location on fringe of village with tremendous access to the M4 motorway and A48. The property stands within private gated grounds and comprises an impressive detached house with many lovely features and provides the following beautifully presented versatile accommodation: Reception Hall; Fitted Kitchen/Living Room with Rayburn range; Utility Room; Cloakroom; Boot Room; Study; Ground floor Bedroom; Sitting Room with feature fireplace; Magnificent Conservatory; Galleried landing; Master Bedroom with en suite Shower Room; 2 further Double Bedrooms and Family Bathroom. Oil fired central heating. Upvc Double Glazing. Double Garage. 2 Stables and Tack Room. Sweeping drive to spacious courtyard. Wonderful grounds with extensive lawns and well planted herbaceous borders. Many specimen trees and shrubs. Paved patio no gravel terrace. Pasture paddock.

A hidden gem worthy of immediate inspection.

Heol Y Capel, Llanelli, SA14 7EW

RECEPTION HALL 16'4" x 10'6" (5.0 x 3.22)



Impressive stairs to first floor and galleried landing. Feature fireplace on slate hearth. Pine panel floor. Two radiators.

SITTING ROOM 18'10" x 15'3" (5.76 x 4.65)



Multi fuel stove with featured surround. French doors to patio. French doors to reception hall. Pine plank floor. Two radiators.

CONSERVATORY 15'8" x 15'10" (4.80 x 4.83)



Feature stone fire breast. Vaulted ceiling with skylight. French doors to side patio. Porcelain tile floor.

STUDY 8'2" x 7'9" (2.49 x 2.38)



Fitted range of office cupboards and desk. Pine floor.

GROUND FLOOR BEDROOM 7'10" x 7'10" (2.40 x 2.39)



Pine floor. Radiator.

KITCHEN/ LIVINGROOM 21'5" x 11'6" (6.55 x 3.52)



Fitted range of base wall display cupboards with ample work surface. Rayburn multi fuel range which serves the hot water supply, range master cooker with extractor hood above. Slate effect tile floor. Ceramic sink unit with brass mixer tap. Plumbed for dishwasher. Ceiling cornice work. Radiator.

BOOT ROOM 7'10" x 7'3" (2.39 x 2.22)



Slate effect tile floor. Ample work surface. Grant oil fired boiler which serves the heating requirements. Radiator.

REAR HALL/ UTILITY 8'4" x 4'9" (2.56 x 1.46)

Plumbed for washing machine. Stone effect tile floor. Stable style door to garage block.

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CLOAKROOM 6'2" x 3'10" (1.88 x 1.19)



Low level WC. Pedestal hand basin with tile splash back. Slate effect floor. Built in cupboard. Radiator.

EN SUITE 8'0" x 5'6" (2.46 x 1.69)



Shower in tiled glazed cubical. Heather steel hand basin. Low level WC. Fully tiled floor and walls. Ceiling down lighters. Radiator.

FIRST FLOOR/ GALLERY LANDING 16'4" x 10'6" (5.0 x 3.22)



Attractive balustrade. Pine plank floor. Built-in airing cupboard. Access to attic. Two radiators.

BEDROOM 15'2" x 11'6" (4.63 x 3.51)



Fitted range of wardrobes. Attractive tile effect floor. Radiator.

MASTER BEDROOM 16'9" x 15'2" (5.13 x 4.64)



Extensive range of fitted wardrobes. Pine plank floor. Two radiators with latis covers.

BEDROOM 11'7" x 11'6" (3.55 x 3.52)



Fitted range of mirror front wardrobes. Pine plank floor. Radiator.

FAMILY BATHROOM 7'9" x 7'9" (2.38 x 2.38)



Shower in tiled glazed cubical. Panel bath. Pedestal hand basin with mixer tap. Low level WC. Fully tiled floor and walls. Ceiling down lighters. Chrome towel heater.

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OUTSIDE



The property is approached by gated entrance which is security controlled. The tarmac driveway leads to a spacious courtyard at the front of the house and onwards to the paddock.

GROUNDS



The Squirrels stands in very impressive grounds. There are extensive areas of lawn garden throughout which there are many specimen trees and shrubs together with attractive herbaceous borders. To the front of the house there is a paved patio which leads to the side which houses an additional area of patio. Ideal for outside living. Double garage with electric open doors. Two stables. There are two paddocks to the south of the homestead both of which are well fenced and laid to pasture.

SERVICES

We are advised that the property is connected to mains electricity, water and water drainage.

COUNCIL TAX

We are advised that the property is in Band ' ' and that the liability for the year 2020/21 is £

EDUCATION

A wide range of state schools are to be found in the Cross Hands area. With plenty of primary schools on the doorstep. Secondary schools can also be found within a 10 mile radius. Further information found at www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. being in close proximity to Llyn Llech Owain Country Park. The Rivers Towy and Cothi are noted for their fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles (Carreg Cennen 6 miles) and Gardens, with Aberglasney (5 miles) and the Botanic Garden of Wales (9 miles). The nearest coast is 12 miles and the extensive Gower, Carmarthen and Pembrokeshire coastline are easily accessible.

LOCATION

The property is situated on the fringe of the village of Foelgastell. It is approximately 9 miles from the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The busy centre of Cross Hands with its retail parks is approximately 2 miles and the county administrative town of Carmarthen is approximately 14 miles. The M.4 motorway can be joined at Pont Abraham (a 2 minute drive) providing access to the University city of Swansea and of course is the main route to the rest of the country.

STRICTLY BY APPOINTMENT

OUT OF HOURS CONTACT.

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

HOMEBUYERS SURVEY.

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

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