



Arosfa, 94 Llandeilo Road, Llandybie, Ammanford, Carmarthenshire, SA18 3JD
Offers in the region of £800,000

A magnificent County house standing in grounds of 4 acres or thereabouts with superb detached double garage / Annex potential above. Extensive range of Stabling and Ménage, set in superb location on the Fringe of Llandybie village commanding panoramic distant views. This wonderful home retains a wealth of period features and provides the following accommodation: Reception Hall; 3 Reception room each with magnificent original fireplaces; Kitchen/ Breakfast Room; Utility Room; Conservatory; Family Room; Cloakrooms to ground and 1st floor; 4 Double Bedrooms (1 Ensuite) and 2 Bathrooms. Gas fired central heating. The property is approached over a sweeping driveway that leads to a spacious gravel court yard around which the garage and stables are arranged with gated access off to the arena. Attractive lawned gardens. Productive pasture paddocks around which there are many native mature trees creating a park land setting.

Viewing of this tremendous home is highly recommended. Book today!

Llandeilo Road, Ammanford, SA18 3JD

L SHAPED RECEPTION HALL

Attractive original staircase and balustrade to 1st floor. Oak doors leading off to Reception room 1, 2, 3 and Kitchen / Breakfast room and Greenhouse. Access to cellar.

CELLAR 17'10" x 8'3" (5.45 x 2.54)

RECEPTION ROOM 1 20'1" x 14'11" (6.13 x 4.57)



Original deep set fireplace with impressive stone mantle, surround and hearth. Original mouldings, cornicing and architrave. Picture rail.

RECEPTION ROOM 2 18'0" x 15'3" (5.5 x 4.65)



Original deep set fireplace with impressive stone mantle, surround and hearth. Original mouldings, cornicing and architrave. Picture rail.

RECEPTION ROOM 3 13'11" x 11'0" (4.25 x 3.36)

Original deep set fireplace with impressive stone mantle, surround and hearth. Original mouldings, cornicing and architrave. Picture rail.

KITCHEN / BREAKFAST ROOM 15'1" x 15'1" (4.6 x 4.6)



Multi fuel Range set in deep tiled recess with wooden mantle above and slate surround. Extensive range of base units with ample work surface. Stone effect tiled floor. Original architrave and mouldings, picture rail. Door of to Utility room.

UTILITY ROOM 17'10" x 8'2" (5.45 x 2.51)

Utility Area (2.84x2.44) Gas Fired Boiler which serves the heating requirements. Access to 1st floor via Second Original staircase. Access to Inner Hall

INNER HALL

Access to Conservatory at rear elevation. Access to front elevation. Access door to Family Room

CONSERVATORY 18'6" x 8'2" (5.66 x 2.51)

FAMILY ROOM 15'1" x 10'4" (4.62 x 3.16)

Fire place. Access to Store Room

STORE ROOM 12'0" x 7'6" (3.67 x 2.29)

Useful area Access to Cloak room. External access to side elevation.

CLOAKROOM

low level w.c.

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1ST FLOOR - L SHAPED LANDING



Impressive landing with access to all bedrooms and Door to current Annex Area Second Staircase . Access to Cloakroom on stairs Access to Substantial Walk in wardrobe

CLOAKROOM

Low level w.c. Pedestal hand basin.

BEDROOM 18'0" x 14'11" (5.50 x 4.55)



Fire place. Original cornicing, architrave, mouldings and wooden paneling to dado height.

BEDROOM 13'11" x 11'0" (4.25 x 3.36)

Fire place. Original cornicing, architrave, mouldings and wooden paneling to dado height.

BEDROOM 14'9" x 13'9" (4.52 x 4.21)

Fire place. Original cornicing, architrave and mouldings.

EN SUITE

FAMILY BATHROOM

Paneled Bath. Pedestal Hand basin. Low level w.c

INNER HALL

Accessed via door from landing. Access to second staircase, Linen room, bathroom, bedroom

LINEN ROOM

BATHROOM

Shower Cubicle, Paneled bath, Low level w.c. Pedestal hand basin.

BEDROOM 15'1" x 13'6" (4.61 x 4.14)

Original cornicing, architrave, and mouldings.

OUTSIDE



Long sweeping tree lined gravel drive opening up onto court courtyard area (providing ample parking) Around which the stabling and garaging are situated with gated access to the arena.



DOUBLE GARAGE 49'3" x 22'8" (15.03 x 6.92)



Twin up and over doors. Side courtesy door. Low level w.c and wash hand basin. Stairs to 1st floor.

1ST FLOOR - LOFT AREA 36'10" x 13'0" (11.23 x 3.98)

Fully boarded. Access to Office.

OFFICE 12'6" x 13'0" (3.83 x 3.98)

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GROUNDS



The grounds extend to approximately 4.2 acres. Productive pasture paddocks around which there are many native mature trees creating a park land setting.



STABLE BLOCK



MENAGE



LAND

SERVICES

We are advised that the property is connected to all mains services.

COUNCIL TAX

We are advised that the property is in council tax band "F".

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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INTERNAL PHOTOS WERE TAKEN SOME TIME AGO BY THE VENDOR. These details are a general guideline for intending purchasers and do not constitute an offer of contract.

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BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

LOCATION

Arosfa is situated on the edge of the village of Llandybie which has its own Primary school, Post Office, Bakery, Chemist, places of Worship, Public houses and Restaurant together with good shopping facilities and rail link on the 'Heart of Wales' line. The Country Market town of Llandeilo is approximately 6 miles and the town of Ammanford 2 miles both of which provide a good range of amenities. The county administrative town of Carmarthen is approximately 18 miles and the M.4 motorway can be joined at Pont `Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

EDUCATION

A wide range of state schools are to be found in Llandybie, Ammanford, Ffairfach and Gorslas (Welsh secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. Llandybie offers its own Tennis club and Ammanford Rugby, Bowls clubs and leisure centre. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hour's drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hour's drive.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

VIEWING.

Strictly by appointment only with the agents BJP Residential. PLEASE NOTE PPE must be worn.

WEBSITE

Llandeilo 01558 822468 View all our properties on: www.bjpco.com; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com, boomin.com or www.onthemarket.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	22	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

