



Heol Dinefwr

Foelgastell, Llanelli SA14 7EH

- Small Holding With a Detached Property Set in Approx 2.1 Acres
- Detached Double Garage & Off Road Parking
- Three Reception Rooms
- Ample Off Road Parking To Both Ends Of Property
- Planning for First Floor Addition to Existing Ground Floor Extension (W/39544)
- Stables & Detached Outbuilding
- Three Bedrooms
- Kitchen Diner with Separate Utility Room
- Freehold, Oil Central Heating EPC; F
- Viewing By Appointment Only

Offers Over £450,000 Freehold





Location

Description

Cymru Estates are pleased to offer a FOR SALE a Small Holding with Detached Property Set in approx. 2.1 Acres. The property comprises of Lounge, second reception, kitchen/diner, conservatory, cloakroom and utility. To the first floor you will find three bedrooms and family bathroom. Externally you will find a Detached Double Garage, Stables and Outbuildings. Garden area surrounding the property with side lane access to Land in the village of Foelgastell. EPC: F

Kitchen/ Dining Room

13'6" x 11'11" approx
Fitted with matching base and wall unit with complimentary work surface over, resin sink with mixer tap, electric range cooker and hob with extractor hood over with splashback, space for fridge freezer, open stone wall with open timber work, radiator

Reception One

17'4" x 13'3" approx
uPVC double glazed windows facing front and rear of property and uPVC front door, log fire with feature stone surround and timber beam above, two radiators, stairs to first floor

Reception Two

8'8" x 7'11" approx
uPVC double glazed window facing front of property, radiator

Rear Hallway

Under stairs storage

Cloakroom

7'7" x 4'6" approx
Fitted with a two piece suite comprising of low level W.C., and vanity unit sink, uPVC double glazed windows facing rear and side of property

Utility Room

8'9" x 4'6" approx
Oil fired boiler, plumbing for washing machine, work surface over

Conservatory

15'3" x 9'10" approx
uPVC double glazed windows, french doors
leading to rear patio and door to side

Landing

15'7" x 5'1" approx
Storage cupboard, attic hatch

Bedroom One

11'6" x 8'11" approx
uPVC double glazed window facing front, radiator

Bedroom Two

11'3" x 8'2" approx
uPVC double glazed window facing rear, radiator.

Bedroom Three

8'4" x 6'1" approx
uPVC double glazed window facing front, radiator.

Family Bathroom

9'0" x 5'6" approx
Fitted with a three piece suite comprising of
panelled bath with shower over, vanity sink and
W.C., unit, uPVC double glazed window facing
rear of property, radiator

External

Enclosed courtyard with stone wall to front of
Property. To the side is a spacious off road
parking. Gated driveway leading to the rear of the
property and onwards to the land and stables.
Enclosed rear garden with hedged boundaries,
lawn area with flower beds and borders, enclosed
patio area, At the top end of the garden is a picket
fenced poultry enclosure with Avery and general
purpose building, Summerhouse and Garden
Shed.

Stables with Approx 2.1 Acres

Stables with Outbuildings leads to paddock areas.

Double Garage

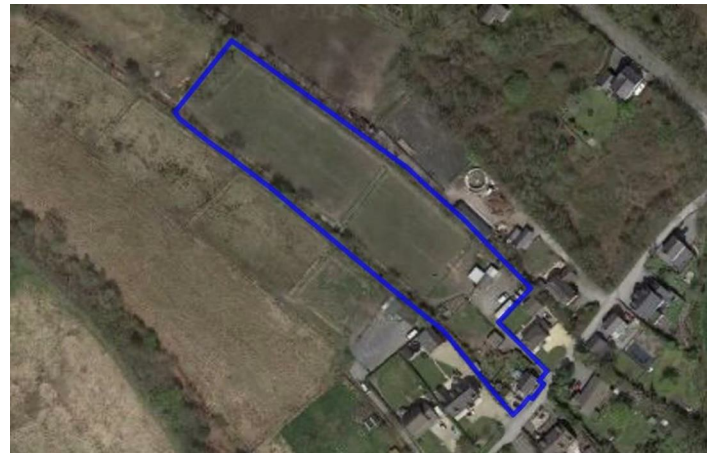
Double Garage with Power and lighting, Work
Shop Area.

Detached Outbuilding (Work Shop)

Detached Outbuilding with Work Shop, Power
and lighting.

Disclaimer

General information
viewing: By appointment with Cymru Estates.
Services: Mains electricity, water and sewerage
services. (The appliances at this property have
not been tested and purchasers are advised to

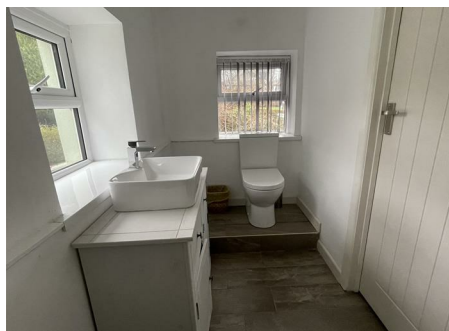


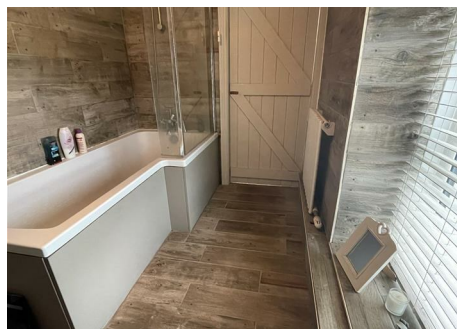
make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

Important information: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

Draft: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

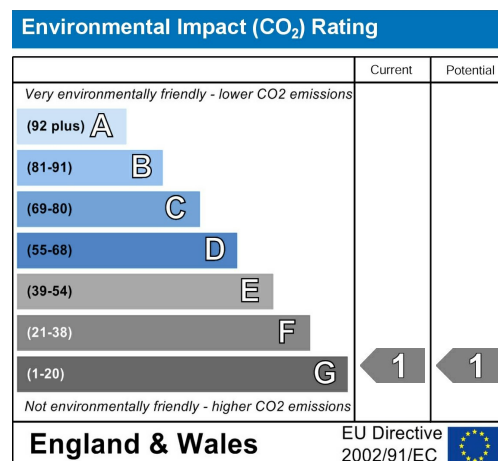
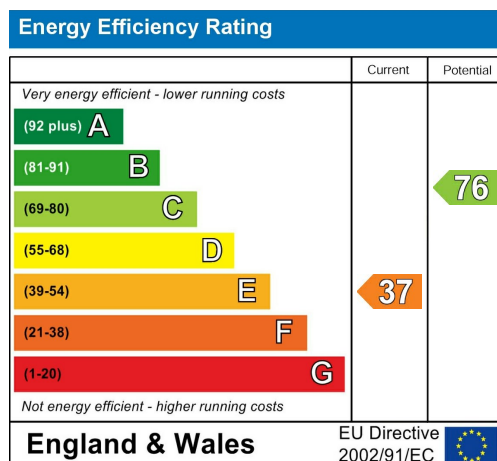








Local Authority Carmarthenshire
Council Tax Band E
EPC Rating F



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.