



Capel Seion Road

Pontyberem, Llanelli SA15 5AR

- Detached Cottage Set in Approx 2.5 acres of Land
 - Oil Central Heating
- Five Motorhome Site - Lavender Fields optional
 - Approx 16 meter Poly Tunnel
 - EPC:tbc
- Three Bedrooms & Two Bathrooms
- Panoramic Open Countryside Views
 - Open Barn with Electric
 - Freehold Property
- Viewing By Appointment Only

Asking Price £495,000 Freehold





Location

Description

Detached Stone Cottage set in approximately 2.5 acres of land with Outbuildings and Optional Motorhome Site. This charming detached stone cottage is set in a delightful semi-rural location, enjoying beautiful open countryside views and a peaceful setting. The property has been beautifully renovated, retaining its original character while incorporating a stylish modern interior. The accommodation offers three bedrooms and two bathrooms, together with a well-appointed kitchen and separate utility rooms. A particularly attractive feature of the home is the Bi-folding doors, which open to provide panoramic views across the surrounding countryside, creating a bright and inviting living space.

Externally, the property is set within approximately 2.5 acres of land, offering a wonderful lifestyle opportunity with a variety of useful outbuildings and outdoor features. The cottage garden is mainly laid to lawn with a patio seating area, providing an ideal space to relax and enjoy the rural surroundings.

The grounds also include a 16 metre polytunnel, open barn with electricity, container shed, chicken shed and run, and two paddock areas on gently sloping fields, surrounded by woodland. A woodland walk and stream further enhance the natural setting.

A unique additional feature is the optional "Lavender Fields" motorhome site, which offers hardstanding area for up to five motorhomes. The site is accessed via a driveway running through the lavender field and includes a timber shed housing a W.C. and Elsan point and a children's swing. This area offers potential for leisure use or an additional income opportunity. The property also benefits from parking for several vehicles.

Conveniently located midway between the villages of Drefach and Pontyberem, the property remains within easy commuting distance of the towns of Llanelli, Carmarthen and Llandeilo. The expanding village of Cross Hands and access to the M4 motorway at junction 49 are easily accessible. Viewing is highly recommended to fully appreciate the character, setting and lifestyle opportunity this unique property offers.

EPC:tbc

Entrance

Via composite Door

Reception Sun Room/Dinning Room

19'11 x 15'6

uPVC double glazed windows to front, side and rear, two radiators, tiled floor opening into kitchen

Kitchen

12'2 x 11'2 approx

Fitted with a range of base and wall units with granite worktop, 1.5 bowl ceramic sink with mixer tap and drainer, electric Range Cooker with induction hob with extractor hood over, integrated fridge, tiled walls over worksurface, understairs storage cupboard.

Lounge

23'5 x 12'5 approx

Bi-Folding uPVC doubleglazed doors opening to patio area, Feature stone fireplace with multi-fuel burner and timber mantle. Tiled floor, walllight and two radiators.

Utility Room

7'6 max x 6'10 approx

L-shaped utility area leading into shower room. Ceramic sink with mixer tap with base unit and worktop. uPVC double glazed door to patio area and radiator.

Shower room

Fitted with three piece suite comprising of enclosed shower, low level W.C. and vanity unit sink. Tiled floor and extractor.

Landing

uPVC double glazed window to side, hatch to loft space, airing cupboard housing hot water cylinder and radiator

Bedroom One (master)

14'4 x 13'0 approx

Three uPVC double glazed windows to rear and side, radiator, storage cupboard.

Bedroom Two

12'2 x 8'1 approx

uPVC double glazed window to side, radiator

Bedroom Three/Office

9'2 x 8'1 approx

uPVC double glazed window to side, radiator

Family Bathroom

7'2 x 6'5 approx

Fitted with 3 piece suite comprising of pannelled bath with electric shower over, pedestal sink and low level W.C. Fully tiled walls, uPVC double glazed window to side, vinyl floor and heated towel rail.



External

Drive way though "Lavender Fields" hardstanding for Five motorhomes with Timber shed housing W.C. and Elsan Point, Outside Tap, Childrens swing.

Garden for cottage laid to lawn and patio area with outside tap, log shed and oil tank.

Poly Tunnel 16metres

Open Barn with container shed with electric

Chicken shed and run

Two paddock areas on sloping fields surrounded by woodlands with woodland walk and stream

Parking for several vehicles

Boiler/Utility Area

Situated at the front of the house - Floor standing oil central heating boiler, plumbing for washing machine, space for fridge freezer,

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.

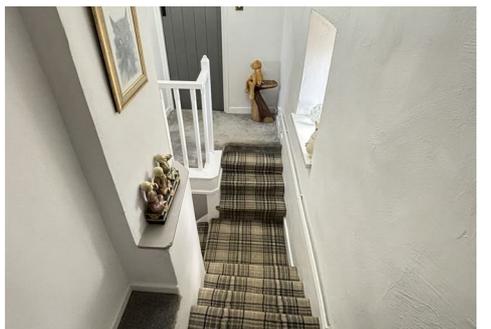
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

Set In Approx

2.5 acres approx









Local Authority Carmarthenshire
Council Tax Band D
EPC Rating

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.com

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.