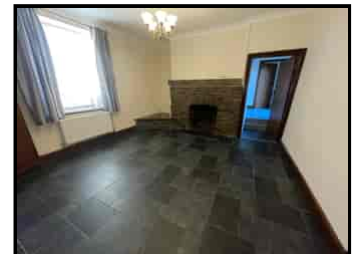


Superb location on the edge of Foelgastell village. Character Farmhouse in good decorative order. Former stone range suitable for conversion (STP). Orchard Area and yard with ample parking.



Tanygraig, Felinfoel, Llanelli, Carmarthenshire. SA15 4PA.

£450,000

R/4218

Lovely character farmhouse on the edge of Felinfoel village on the outskirts of Llanelli Town. Well presented and in good decorative order the house offers large family style occupation with 3 reception rooms farmhouse kitchen, separate utility and downstairs toilet with 3 double bedrooms and family bathroom upstairs. Former cowshed 150' long stone and slate range with potential to convert to cottages or gym, workshop or a fabulous studio or similar (STP). Further outbuildings include a garage, stone range and boiler room. Large yard and orchard area is also included. A short walk to the cycle/footpath and also to Felinfoel village which has shops, eateries and junior school. Situated on the edge of Llanelli Town.

Council Tax Band E

EPC Rating

E 39



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Farmhouse Outbuildings & Yard

The farmhouse is in excellent decorative order with double glazing and oil central heating with 3 reception rooms, utility room and downstairs toilet. Large Family bathroom and 3 bedrooms on first floor.

There are various stone outbuildings with the former cowshed to the side of the main residence being ripe for development (STP) or alternatively changing to stables, gym etc.

On the top side of the dwelling is a large outbuilding which does have planning to demolish and build a 4 bedroom house. Planning has been granted for a further 2 detached 4 bedroom properties to the rear of the farmhouse.



Location

The property is situated on the edge of the popular village of Felinfoel which offers excellent facilities including junior school, eateries, shops and home of the famous Felinfoel brewery, close to the Prince Philip Hospital and schools. Situated on the edge of Llanelli Town which offers good shopping with national and traditional retailers, cinema, eateries. Close to the cycle/ footpath connecting to the coastal path and to Five Roads through to Tumble for great

walks etc. 2 golf courses in Machynys and Ashburnham in Burry Port with harbor is 2 miles and a further mile to Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks.

Farmhouse



Hallway

Tiled Floor, under stairs store cupboard and Doors to

Sitting Room

14' 1" x 10' 6" (4.29m x 3.20m) Window to front, radiator and wood style flooring.



Living Room

12' 7" / 16'6 x 13' 6" (3.84m x 4.11m) Feature fireplace lined chimney with stone surround and wood mantle. Window to front, tiled floor and opening to



Kitchen

11' 9" x 9' 8" (3.58m x 2.95m) Range of base units with worktops over and matching wall units with display cabinets. One and a half bowl sink unit with single drainer. Electric oven and 4 ring hob with extractor fan over. Fitted fridge, freezer and dish washer. Tiled Floor and window to side. Door to



Utility

7' 0" x 9' 8" (2.13m x 2.95m) Stainless steel sink unit with single drainer and base unit. Plumbing for washing machine, radiator, slate tiled floor, side door and radiator.



Dinning/ 2nd Sitting Room

13' 10" x 14' 0" (4.22m x 4.27m) Max. .Within the room is a separate WC and wash hand basin. Patio doors to rear. Staircase.





Landing

Window to rear. Doors to

Family Bathroom

14' 4" x 9' 8" (4.37m x 2.95m) Paneled Bath with mixer tap and shower attachment. Low flush WC, Shower cubicle, His & Hers wash hand basin. Store cupboard, windows to side and rear.



Bedroom 3

10' 0" x 10' 3" (3.05m x 3.12m) Window to front and radiator.



Bedroom 2

7' 0" x 8' 0"/10' (2.13m x 2.44m) Window to front and radiator.



Bedroom 1

14' 2" x 11' 0" (4.32m x 3.35m) Window to front and radiator.



Outbuildings

Stone & Slate Range Former Cowshed 149' x 18' Suitable for conversion to Residential or holiday use (STP) equally for stabling, studio or similar.

Garage with double doors.

Store Shed 35' x 12'5.

Garage 25'2 x 10'3 open front.

Boiler Room with oil boiler.

Stone and brick range 50' x 18'. Planning to Demolish and replacement for 3 - 4 Bedroom detached houses (See Below).



Please Note

The property offers huge potential as is situated on the edge of Felinfoel village on the outskirts of Llanelli Town. The property can be purchased as a whole or split to suite with less land if required.

TENURE AND POSSESSION

Freehold

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - E

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Mains water, electric and drains. Trunking for broadband.

Directions

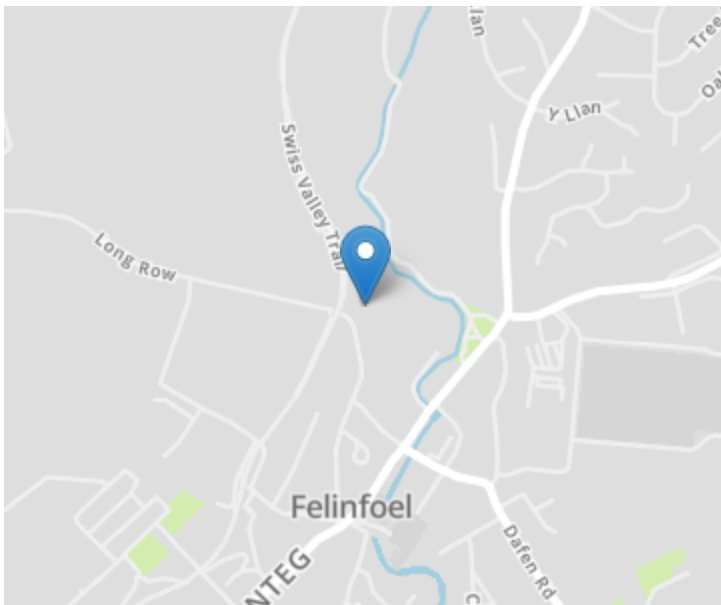
From Llanelli travel towards Felinfoel passing The Diplomat Hotel and the Felinfoel Brewery and at the roundabout by the Royal Oak Public House turn left into Adulam Row carry onto the T junction turn right. Carry on along Long Row and follow the stone wall and where it stops the entrance is on the right to the property. Before the footpath bridge.


These3words location ///pram.snow.voice

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

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