

Superb Location on the Edge of Felinfoel Village. Character Farmhouse In Excellent Order. Stone and Slate Range suitable for Conversion (STP). Garden Area and Yard with Parking Area.



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

£450,000

R/4218/NT

Lovely character farmhouse and outbuilding tucked away but conveniently situated on the edge of Felinfoel village on the outskirts of Llanelli Town. Well presented and in good decorative order the house offers good sized accommodation light and roomy with double glazing and oil central heating.*** Farm house kitchen and separate utility with good sized yard area to front for parking. 150' long former cowshed suitable for conversion to residential or gym, workshop or fabulous studio subject to planning consent. ***Orchard area to the rear of the outbuilding along with garage and boiler room.*** A short walk to the cycle/foot path and Felinfoel village and on the edge of Llanelli Town.***



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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.

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 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.



Dining/ 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' 9" x 9' 8" (4.50m 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 1

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



Bedroom 2

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

Bedroom 3

10' 0" x 10' 3" (3.05m x 3.12m) 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.

Tenure and Possession

We are informed that the property is of freehold Tenure

Council Tax

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

Services

Mains water, mains electric and mains drains. Trunking for broadband.

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.

Directions

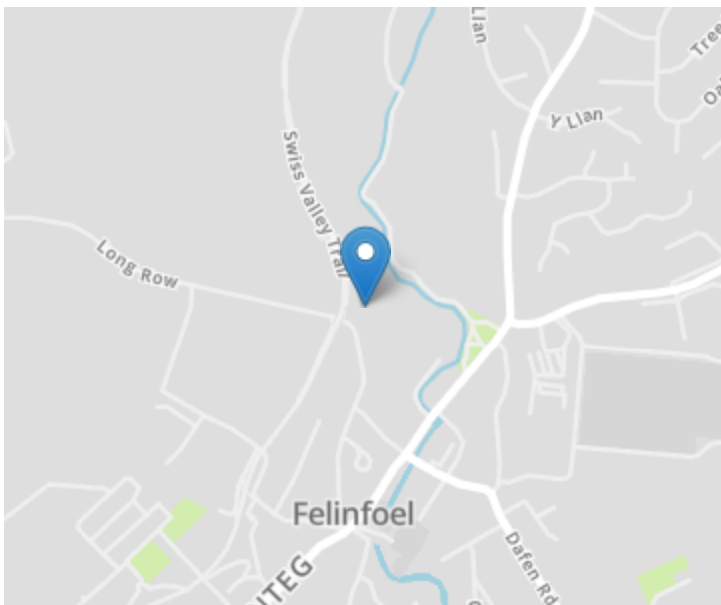
From Llanelli travel towards Felinfoel passing The Diplomat Hotel and the Felinfoel Brewery and at the roundabout by the Royal Oak Public House turn left into Adulam Row carry onto the T junction turn right. Carry on along Long Row and follow the stone wall and where it stops the entrance is on the right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

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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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