



The Cottage, Cefncethin, Ffairfach, Llandeilo, Carmarthenshire SA19 6PY

£349,950 For Sale

Property Features

- Charming 2-bedroom barn conversion set in courtyard setting
- Well-presented throughout with recently upgraded kitchen
- 2 large bedrooms both benefitting from en-suites
- Commanding countryside views to rear towards Black Mountains / Brecon Beacons National Park
- 2-miles from Ffairfach / Llandeilo, with excellent local amenities and services

Property Summary

The Cottage is a charming 2-bedroom detached traditional stone-built cottage, positioned in a pretty courtyard setting of other converted barns and set in a semi-rural position with scenic countryside views.



Full Details

Overview

To the ground floor, the property comprises an entrance hall, a traditional farmhouse kitchen-diner, a living room with french door leading to the garden, with commanding views, along with a cloakroom with W/C and oil fired boiler.

To the first floor there is a spacious landing area with ample storage / office area, along with two spacious en-suite bedrooms.

Externally, the cottage is set on a courtyard setting with private driveway parking for 3-4 vehicles, along with an attached garage and a separate storeroom. To the front and side there is a courtyard garden laid to patio, decking and sloping lawn grounds, enjoying commanding views over the surrounding countryside towards the Black Mountains and wider Bannau Brycheiniog (Brecon Beacons) National Park.

Situation

The Cottage lies in a pretty courtyard setting of similar built / converted traditional stone barns each benefitting from their own private parking areas and gardens, approached via a shared tarmacadam driveway.

The property lies on the periphery of the popular village of Ffairfach and the market town of Llandeilo, both within 2 and 3 miles respectively (5-minute drive) and offer a range of local amenities to include a primary and secondary school, butcher, shop, public houses and a train station on the Heart of Wales line. Llandeilo itself is home to a further comprehensive range, to include a wide range of local and independent shops, eateries, a medical centre and the National Trust's well-regarded Dinefwr Park and Castle.



ACCOMMODATION

Ground Floor

External Hall

2.65m x 3.84m (8' 8" x 12' 7")

Front door leading into entrance hall with stairs leading to the first floor with understairs cupboard / storage below. Luxury vinyl tiles flooring. Door leading into Kitchen diner.

Kitchen - diner

5.44m x 5.04m (17' 10" x 16' 6")

A recently upgraded kitchen including a range of base units with integrated electric cooker and 4-ring hob with extractor hood above, under counter space and plumbing for washing machine and dishwasher, with worktop over with matching wall units comprising an integrated one and a half bowl stainless steel sink with single drainer. Luxury vinyl tiles flooring. Door to front. Window to front and rear.

Cloakroom

1.22m x 2.27m (4' 0" x 7' 5")

Door off the Entrance Hall leading into Cloakroom comprising, WC, wash hand basin and worktop above Worcester oil fired boiler. Consumer unit. Central heating control pad. Luxury vinyl tiles flooring. Window to rear.

Living Room

5.96m x 5.11m (19' 7" x 16' 9")

Door off Entrance Hall leading down via three steps into Living Room, with oak flooring and fixed box / shelving unit. Timber sash windows to the side and French doors to the side leading out onto decking area with commanding views.



First Floor

Landing Area

5.16m x 2.92m (16' 11" x 9' 7")

Skylight. Timber flooring. Radiator. Door and steps leading down into Bedroom 1:

Bedroom 1

5.01m x 3.87m (16' 5" x 12' 8")

Steps leading down with timber flooring. Radiator. Skylight and timber sash window to side. Door into En-suite:

En-suite

2.49m x 2.12m (8' 2" x 6' 11")

W.C, wash hand basin and bath tub with shower over, and heated towel rail. Timber flooring. Skylight.



Bedroom 2

1.53m x 1.31m (5' 0" x 4' 4") & 5.14m x 3.78m (16' 10" x 12' 5")

Door off Landing leading into Bedroom with timber flooring. Radiator. Skylight. Door into En-suite:

En-suite

1.43m x 1.37m (4' 8" x 4' 6")

W.C, wash hand basin and shower cubicle with heated towel rail. Timber flooring. Skylight.

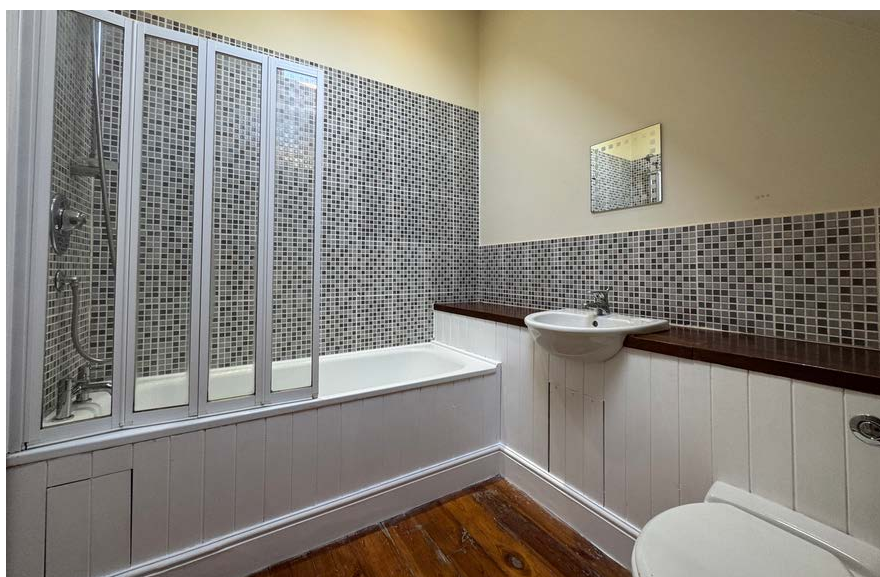


Externally

Garage

4.41m x 4.39m (14' 6" x 14' 5")

Double timber doors leading into store. Power and light connection. Bore hole water supply with UV filter system and pressurised water cylinder.



Store

5.41m x 4.44m (17' 9" x 14' 7")

Double timber doors leading into store. Power and light connection.

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

The property benefits from mains electricity, private water supply via a borehole with UV filter system and pressurised water cylinder, private drainage via septic tank shared with neighbouring property and an oil fired central heating system via a Worcester boiler.

Council Tax Band

Band E - approx £2,728.07 per annum for 2025-2026 for Carmarthenshire County Council.

Energy Performance Certificate

EPC Rating E (40).

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves and masts, pylons, stays, cables, drains, and water, gas and other pipes, whether referenced or not.



Plans, Area & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

All planning related enquiries to
Carmarthenshire County Council Planning
Department.
Planning Services, Civic Offices, Crescent Road,
Llandeilo, Carmarthenshire, SA19 6HW
Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall,
Castle Hill, Carmarthen, SA31 1JP
Tel: 01267 234567

What 3 Words / Post Code

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Viewing

Strictly by appointment with the agents Rees
Richards & Partners.

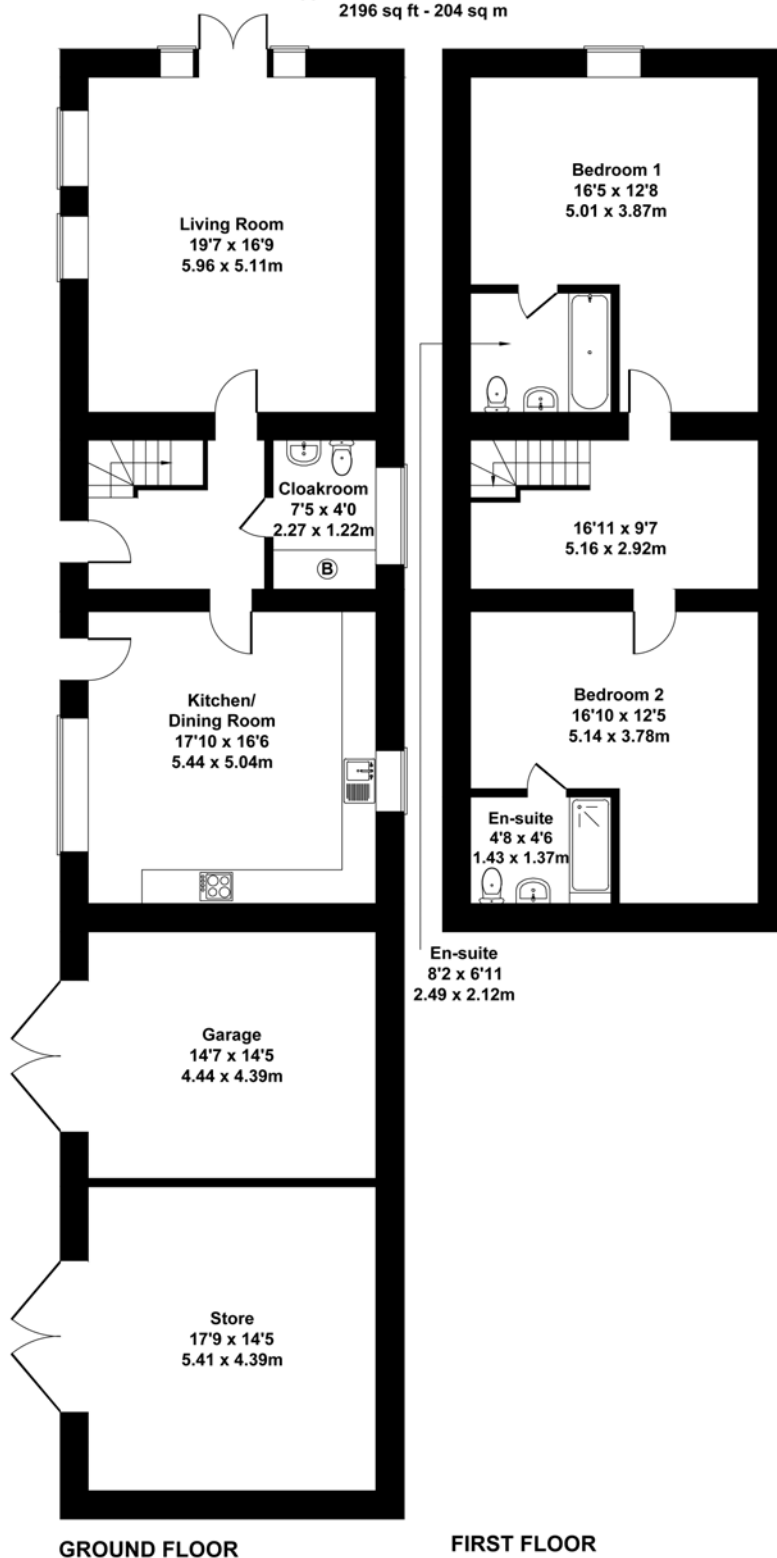
Please contact Carmarthen Office for further
information:

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email
property@reesrichards.co.uk

The Cottage, Cefncethin Ffairfach, Llandeilo SA19 6PY

Approximate Gross Internal Area
2196 sq ft - 204 sq m



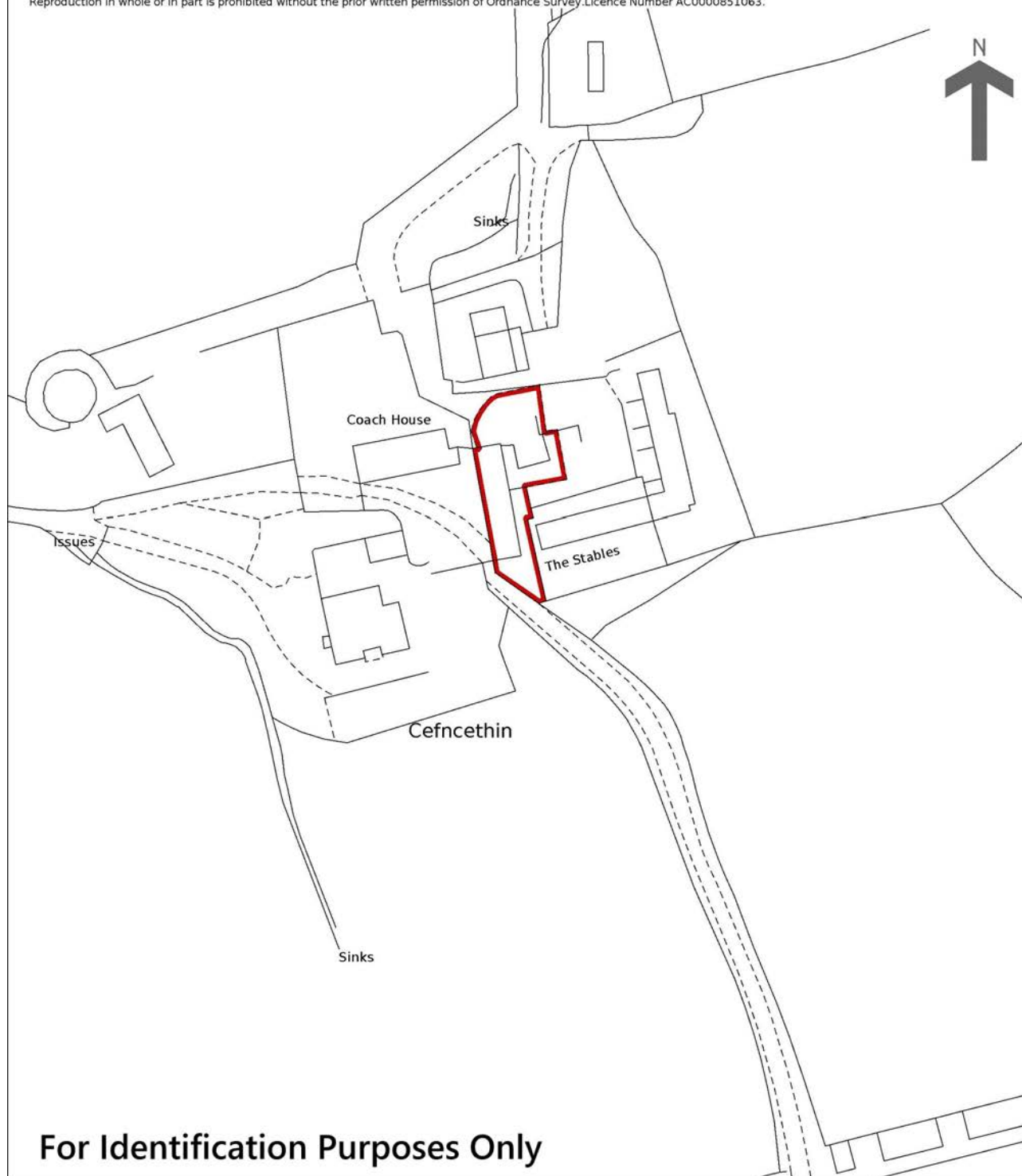
Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

HM Land Registry
Official copy of
title plan

Title number **CYM453224**
Ordnance Survey map reference **SN6318NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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