



## Cilddewi Uchaf, Llannon, Llanelli, Carmarthenshire SA14 8JZ

£395,000 For Sale

### Property Features

- No forward chain
- Country residence set in 1.25 acres
- Detached 4-bedroom farmhouse
- Suitable for a range of uses (s.t.p.c)
- 0.90 acre paddock
- Rural setting and commanding views with one adjoining neighbour
- Partial estuary views to fore
- 1.5 miles from popular village of Llannon and 4 miles from J.48 of M4

### Property Summary

A conveniently situated 1.25 acre country property comprising a 4-bedroom detached farmhouse, formerly utilised as a youth hostel and suitable for a range of residential and commercial uses (including B&B, guest house, care etc.) in need of updating, approached via a private driveway with driveway parking and south facing lawn garden and a pony paddock extending to approx. 0.90 acres, with scope to build an outbuilding or stables, subject to obtaining the necessary planning consents.





## Full Details

### Description

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### Property Overview

The property was previously utilised as a youth hostel for some 20 years and benefits from fire doors, alarm and security systems, being suitable for a range of other commercial uses to included B&B, guest house, hostel or a care home, or makes a large family home.

### GROUND FLOOR

#### Entrance Hall

#### Office

2.7m x 3.8m (8' 10" x 12' 6")  
Window to front. Radiator.

#### Living Room

7.9m x 3.4m (25' 11" x 11' 2")  
Window to front and rear. Radiator.

#### Reception Room 1

2.3m x 4m (7' 7" x 13' 1")  
Window to side. Radiator.

#### Store Room

2m x 2.3m (6' 7" x 7' 7")

#### Shower Room

3.3m x 2.1m (10' 10" x 6' 11")





### **Kitchen - diner**

3.9m x 4.5m (12' 10" x 14' 9")  
Fitted base units. Stainless steel sink and tap. Window to front and side.

### **Pantry**

1.5m x 1m (4' 11" x 3' 3")

### **FIRST FLOOR**

#### **Bedroom 1**

Window to front and side. Fitted Wardrobes. Hot water tank.

#### **En-Suite**

2.2m x 3.2m (7' 3" x 10' 6")  
Bath. W.C. Window to rear. Wash hand basin.

#### **Family Bathroom**

2.7m x 1.8m (8' 10" x 5' 11")  
Window to rear. W.C. Wash hand basin. Bath.

#### **Bedroom 2**

3.1m x 3.1m (10' 2" x 10' 2")  
Window to front. Fitted Wardrobes. Radiator.

#### **Bedroom 3**

2.50m x 2.80m (8' 2" x 9' 2")  
Window to front. Fitted wardrobes. Radiator

#### **Bedroom 4**

2.5m x 2.8m (8' 2" x 9' 2")  
Window to rear. Radiator.

### **Externally**

Generous sized lawned garden to front and side with patio area and ample parking on gravel area to the side, contained within an established hedgerow boundary. The property is approached via a private gravel driveway from the unclassified adopted highway with grass verges either side and borders open farmland immediately to the north and adjoins a residential property and agricultural buildings to the eastern and southern boundary.







### Pony Paddock

The land extends to approx. 0.90 acres comprising gently sloping pastureland situated predominantly to south - west of the house, with potential to build a stable or outbuilding, subject to obtaining the necessary planning consents. The land is currently an open field forming part of the Vendors retained land and it is agreed that the Vendor will erect a new stockproof fence along the boundaries. Further details below.

### Further Information

#### Tenure

We understand that the property is held on a Freehold basis with vacant possession upon completion.

The property is offered with no forward chain.

#### Services

The property is connected to mains water and electric. Private Drainage. Electric heaters.

#### Energy Performance Certificate

EPC Rating G (13).

#### Wayleaves, Easements and Rights of Way

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

#### Vendors Covenant

The vendor will at his own expense within one month after completion erect a stock proof fence to the retained land and shown on the attached plan marked from A to B and B to C.

#### Viewing

By appointment with Sole selling agents, please contact Rees Richards & Partners on 01792 650 705 or email at [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)



**Cilddewi Uchaf, Llannon, Llanelli SA14 8JZ**

Approximate Gross Internal Area  
 1776 sq ft - 165 sq m



GROUND FLOOR



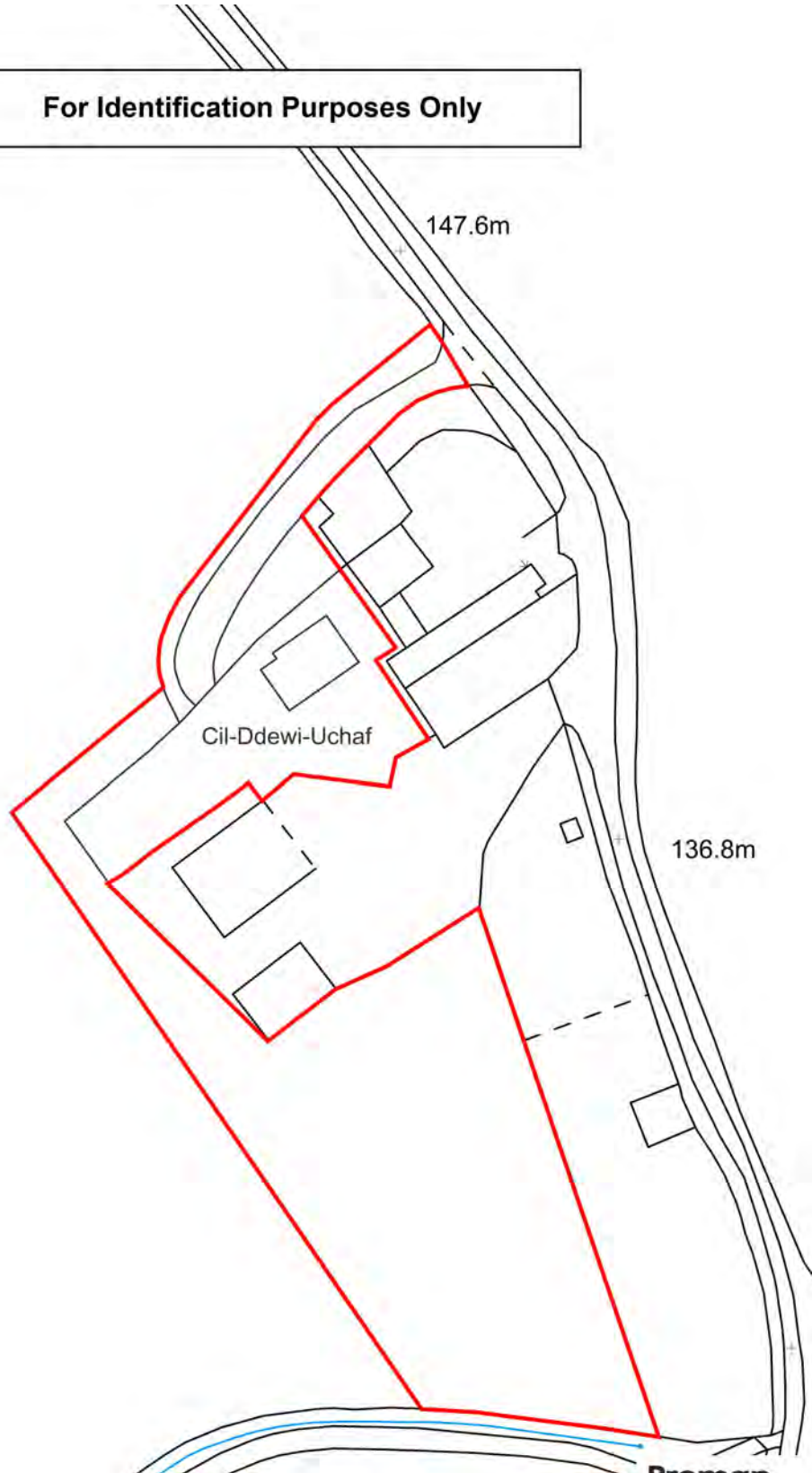
FIRST FLOOR

For Illustrative Purposes Only.





**For Identification Purposes Only**



0m 10m 20m 30m Ordnance Survey © Crown Copyright 2023. All Rights Reserved. Licence number 100022432

