

LLANDEILO
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Detached House - Hardford, Llanwrda



6 Bedrooms

2 acres

Reference
DMP 30

£344,950
SOLD

Checkpoint House, Harford,
Llanwrda, Carmarthenshire,
SA19 8DT

Checkpoint House is spacious 6 Bedroom small holding just off the A482 at Harford, Pumsaint, Llanwrda. Bedrooms are situated on both floors with kitchen, dining & main reception on the first floor. On the ground floor a further reception/games room and of

Checkpoint House

- **3 Acre Equestrian Holding**
- **2 Bathrooms**
- **Oil Central heating**
- **Private rear garden**
- **6 Bedrooms**
- **Rural views**
- **Close to Brecon Beacons**
- **Stables & Tack room**

Checkpoint House is spacious 6 Bedroom small holding just off the A482 at Harford, Pumsaint, Llanwrda. Bedrooms are situated on both floors with kitchen, dining & main reception on the first floor. On the ground floor a further reception/games room and office is situated which leads to the patio area and stables and paddocks.

The property is suited for a large family or multi-generational living.

Dwelling:

Lounge & Dining room: 8.533m x 4.359m (max) Gas fire, 3 radiators and doors to balcony. Views to rear aspect.

Kitchen: 4.297m (max) x 3.055m (max) Fitted kitchen with base and eye level units.

Stainless steel bowl and a half with single drainer. Dishwasher & oven. External access to side, radiator and views to front.

Utility room & toilet: 3.491m (max) x 2.098m (max) Single drainer sink unit, fitted cupboard & low level WC. Loft access. Plumbing for washing machine. Radiator, views to front aspect.

Master Bedroom: 4.671m (max) x 3.264 m (max) with fitted wardrobes with mirror front. Radiator, views to rear aspect.

Bedroom: 3.501m (max) x 2.193m Single bedroom with fitted wardrobes. Radiator, views to front aspect.

Bathroom: 2.641m x 2.278m Low level WC, hand basin incorporated in unit, shower & Jacuzzi style bath. Heated towel rail, airing cupboard, views to front aspect.

Lower Ground Floor

Bedroom: 3.715m x 2.850m Double bedroom, radiator, views to rear aspect.

Bedroom: 3.085m x 3.332m Double Bedroom, radiator, views to rear aspect.

Bedroom: 4.015m (max) x 3.279m (max) Access and views to side, radiator.

Bedroom: 3.281m (max) x 1.991m (max) No view or window.

Shower Room: Low level WC, pedestal hand basin, shower & extractor fan.

Reception & Games Room: 4.929m (max) x 4.240m (max) with double doors and access to patio to the side.

Office: 3.277m x 3.106m Views to side aspect.

External

The charm of this property is not appreciated until visited with the rear aspect extremely private with balcony overlooking the land. The 2 acre holding offers new

stabling for three horses, tack room, spacious yard and two conveniently located paddocks, small woodland and river frontage. There is ample parking adjacent to the dwelling and behind the stables. Timber fencing to the front offers privacy to the driveway.

The property is on mains electric and water with private drainage. The heating is generated from an oil boiler.

The property is situated close to a commercial property which includes garage and shop.

The river bank had an infestation of Japanese Knotweed. A five year plan in under to treat and eliminate.

Council Tax: We are advised that the property is Band F

EPC Rating: F

Viewing is strictly by appointment with the agents.

Details

Contact Us

LLANDEILO

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