

LLANDEILO
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Smallholding - Rhosmaen, Llandeilo



4 Bedrooms

3 acres

Reference
DMP53

£475,000
SOLD

Bancyberllan, Rhosmaen,
Llandeilo, Carmarthenshire,
SA19 6NP

Bancyberllan is a delightful smallholding outskirts of the popular

market town of Llandeilo, Carmarthenshire. The property offers the farmhouse with four bedrooms and an annexe which is connected via a corridor.

Bancyberllan

- **Delightful smallholding**
- **Range of Stone barns suitable for conversion**
- **Mains water & Private sewer**
- **Towy valley views**
- **Additional Annexe**
- **Oil central & underfloor heating**
- **Double Glazing**
- **Close to Market town of Llandeilo**

Bancyberllan is a delightful smallholding outskirts of the popular market town of Llandeilo, Carmarthenshire. The property offers the farmhouse with four bedrooms and an annexe which is connected via a corridor. (this currently offers overflow accommodation and could offer further accommodation subject to the relevant Planning permission and Building Regs) A range of traditional and modern buildings offer stabling and the potential for conversion subject to appropriate Planning permission.

The property has double glazing and oil fired boiler. The setting is elevated and is truly stunning with views across the Towy Valley and the Brecon Beacons in the distance. The land is gently sloping and can be access through the courtyard or separately off the main road. The property is accessed off the A40 approx half a mile after leaving Llandeilo at Rhosmaen.

Bancyberllan Farmhouse: Ground Floor

Front Porch: 3.237m x 1.258m leading to reception/dining room.

Reception/dining room: 8.269m x 3.698m views to front & side aspect. Double glass doors leading to patio area, polished floor & three radiators. Oak staircase to first floor bedroom with en-suite.

Reception & snug: 2.754m x 1.711m (max) leading to and connecting to reception rooms & kitchen. Radiator.

Reception: 7.666m (max) x 4.557m (max) solid fuel wood burner, two radiators. Views to front aspect. Access to kitchen and stairs to first floor.

Kitchen: 5.920m x 2.729m fully fitted oak kitchen including tall cupboards. Single drainer composite sink unit with antique style bronze mixer tap. Bosch ceramic hob and Hygiena double oven. Views to side and rear access. Radiator and rear entrance and link to cottage.

First Floor

Bedroom: 7.227m x 3.675m Views to front aspect. Double glass doors leading to balcony, under floor heating. Built in cupboard.

En-suite: 3.242m (max) x 1.401m includes bespoke shower cubicle, heritage low level WC, pedestal hand basin. heated towel rail. Views to front aspect.

Landing: 3.949m x 2.052m leading to remaining rooms. Views to side aspect. Radiator.

Bedroom: 4.547m x 3.966m views to rear aspect. Radiator.

Bedroom: 5.262m x 2.766m fitted wardrobe/cupboard, views to side aspect. Radiator

Bedroom: 3.962m x 2.436m views to front aspect. Radiator.

Bathroom: 2.801m (max) x 2.712m low level WC, pedestal hand basin, panel bath. Tiled shower cubicle with Mira shower. Views to rear aspect. Radiator.

EPC Rating: F

Council Tax: We are advised that the property is in Band E

Annexe: Ground Floor (overflow accomodation)

Front entrance/boot room: 2.601m x 2.209m includes separate low level WC, wash hand basin and storage. Worcester oil fired boiler.

Kitchen: 5.159m x 2.577m fitted lower units with composite worktop. Belfast sink, built in dishwasher, single over with ceramic hob and extractor fan. Access to connecting corridor leading to Farmhouse and Utility room. Underfloor heating.

Utility room: 4.594m x 3.041m sink unit with single drainer, boiler & rear entrance. Includes separate shower cubicle, low level WC, pedestal hand basin. Separate full length cupboard.

Reception: 4.146m x 3.707m ingle nook style fireplace with wood burner, staircase leading to first floor. Views to front aspect.

First Floor

Landing: 6.983m x 1.878m (max) leading to all bedrooms and bathroom.

Bedroom: 5.890m x 4.355m polished floor, views to front aspect. Radiator

Bedroom: 4.469m (max) x 2.907m (max) polished floor. Views to front aspect. Radiator.

Bathroom: 2.154m x 1.878m low level WC, pedestal hand basin with shower over bath. Views to front aspect. Radiator.

Services: the properties have mains water, mains electricity and private sewer.

Council Tax Band C

EPC rating D

External

A large concrete yard with a range of tradition stone built farm buildings under slate roof. Conversion potential with appropriate planning permission. The building is 15 feet wide with seven units ranging from 10 feet to 26 feet long.

A further block of modern farm buildings include stabling for four horses (size 16 x 12 feet) and ample general purpose storage.

3 acre paddock

Agent`s comments:

A rare opportunity to purchase a delightful smallholding on the outskirts Llandeilo with imposing farmhouse and annexe and conversion potential on the traditional farm buildings. Early viewing is recommended.

Viewing: Strictly by appointment through the Agents.

Details

Contact Us

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