

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE VERY WELL PRESENTED BARN CONVERSION (2003).
- 3 BEDROOMS. 2 BATHROOMS/WC's.
- WEALTH OF CHARM AND CHARACTER INCLUDING EXPOSED STONE WALLS, OAK FLOORING, WELSH OAK BEAMS ETC.
- WALKING DISTANCE FFAIRFACH TRAIN STATION.
- SOUGHT AFTER RESIDENTIAL AREA.
- SPLENDID FITTED KITCHEN/BREAKFAST ROOM.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- BUILDING PLOT AVAILABLE SEPARATELY.
- 1.5 MILES LLANDEILO TOWN CENTRE.

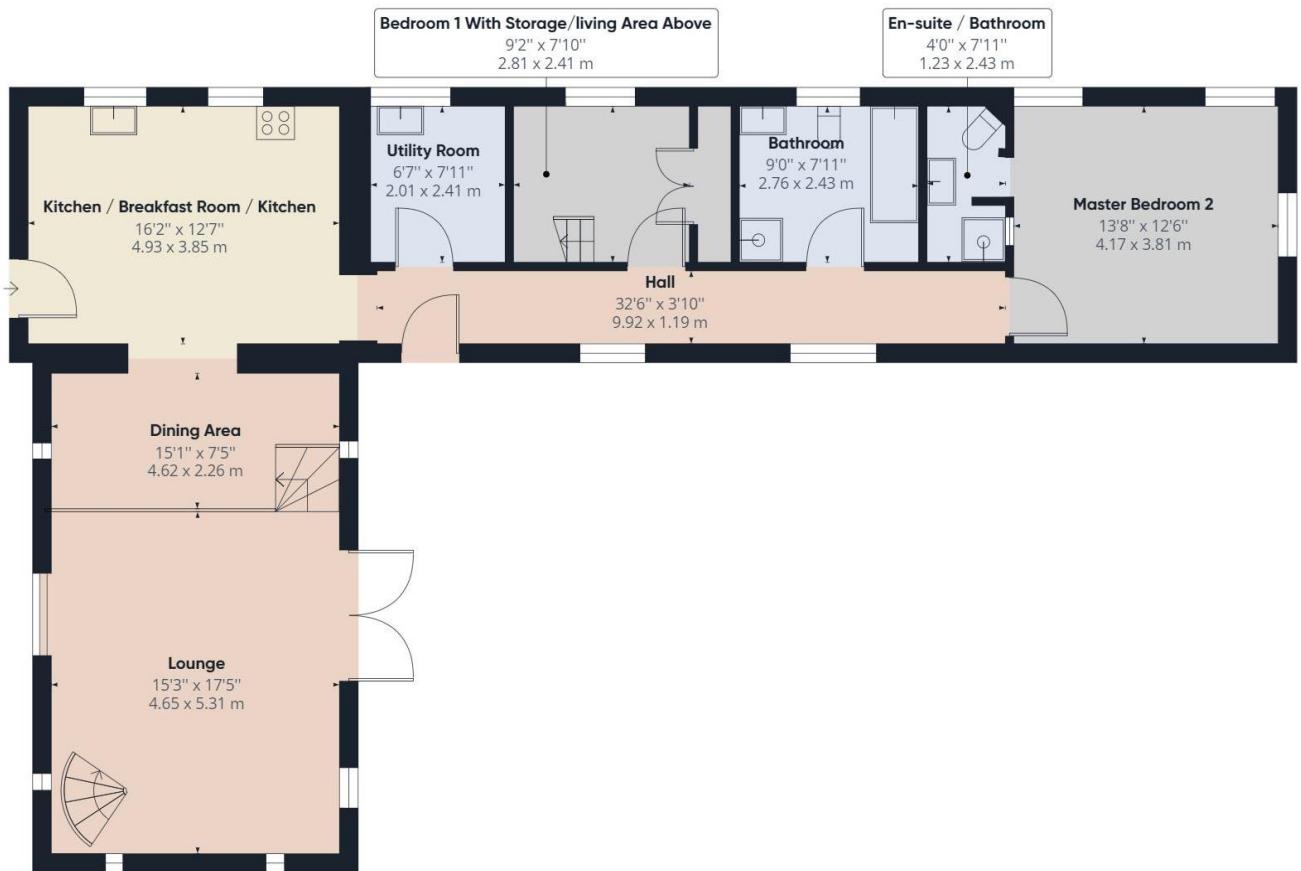
**Maerdy Barn,
Heol y Maerdy, Ffairfach
Llandeilo SA19 6PL**

**£385,000 OIRO
FREEHOLD**

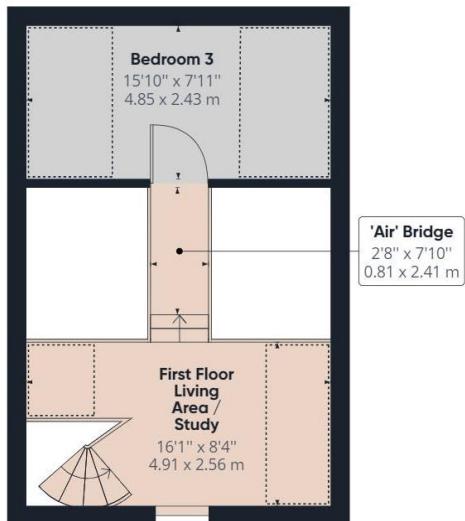
Email: sales@geraldvaughan.co.uk
Telephone: 01267-220424 • Facsimile: 01267-238779
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Ground Floor Building 1



Floor 1 Building 1

A most conveniently situated very well presented **3 BEDROOMED 'L' shaped BARN CONVERSION** having attractive stone elevations affording split level accommodation of charm and character that was tastefully and sympathetically converted by the Vendors in 2003 having previously been a Cowshed and Coach House/Stable being constructed of traditional stone main walls under a slate clad roof situated set slightly back off 'Heol y Maerdy' just off the A483 Llandeilo to Ammanford Road (regular bus route) within walking distance (½ mile) of Ffairyfach Railway Station approximately **1.5 miles of Llandeilo town centre**. The property enjoys ease of access to the Brecon Beacons National Park and National Trust Property/Dinefwr Castle and is situated within **3.5 miles of Llandybie**, is within **5.5 miles of the town of Ammanford**, is within **8 miles of Cross Hands**, is located within **10 miles of the M4 Motorway** with the County and Market Town of **Carmarthen** being approximately **15 miles** distant. The City of **Swansea** being approximately **20 miles** away.

NO FORWARD CHAIN. OIL FIRED CENTRAL HEATING with upright radiators.

PVCu DOUBLE GLAZED WINDOWS. 'BROADLEAF' FRENCH OAK FLOORING.

'BROADLEAF' WELSH OAK BOARDED EFFECT DOORS, ARCHITRAVES, LINTELS/RSJ'S.

WEALTH OF CHARM AND CHARACTER INCLUDING EXPOSED STONE WALLS, EXPOSED BEAMS, EXPOSED STONE REVEALS, VAULTED CEILINGS ETC.

FITTED KITCHEN/BREAKFAST ROOM

16' 4" x 12' 8" (4.97m x 3.86m) with tile effect laminate flooring. 2 Walls of exposed stone. T&G boarded vaulted ceiling with double glazed Velux window. PVCu stable type door to outside. 2 PVCu double glazed windows. Part tiled walls. Feature contemporary extractor fans. Mains smoke detector. 11 Power points plus fused points. **Hardstanding and provision for Aga oil fired double oven.** Range of fitted base and eye level kitchen units having a gloss finish incorporating a ceramic double drainer sink unit, ceramic hob, integrated dishwasher, 2 carousel units, Smeg elect oven and breakfast bar. Opening to the side lobby with oak lintel. **5'10 (1.78m) opening** with exposed oak lintels to

DINING AREA 15' 2" x 7' (4.62m x 2.13m) with French Oak boarded flooring. Trap door. 2 PVCu double glazed windows to former ventilation slots with exposed stone reveals. Feature Welsh Oak beams and RSJ'S. Wels Oak handrails. 2 Power points. 3 steps down to.

LIVING ROOM 17' 2" x 15' 4" (5.23m x 4.67m) with French Oak boarded flooring. 2 Radiators. Telephone point. Ventilation unit. 12 Power points. TV and telephone points. Part vaulted ceiling. PVCu double glazed window to rear. 4 PVCu double glazed windows to former ventilation slots with exposed stone reveals. PVCu double glazed double French doors to and overlooking the garden with exposed stone reveals. Feature Welsh Oak RSJ, beams and oak framed glass 'air' bridge. Aluminium spiral staircase to the **first floor galleried living area and Bedroom 3**.



HALLWAY 32' 8" x 3' 10" (9.95m x 1.17m) with tile effect laminate flooring to the entrance door/reception area. Opening to the kitchen. French Oak boarded flooring. 2 Radiators. Telephone point. 4 Power points. Exposed beams. Feature Welsh Oak display shelf. 2 PVCu double glazed windows overlooking the garden. PVCu part double glazed door to the garden and paved/decorative slate terrace.

UTILITY ROOM 7' 11" x 6' 6" (2.41m x 1.98m) with tile effect laminate flooring. Chrome towel warmer ladder radiator. 1 Wall of exposed stone. Recessed downlighting. Extractor fan. Part tiled walls. PVCu double glazed window. Plumbing for washing machine. Worcester Heatslave 26/32 oil fired central heating boiler. Range of fitted base and eye level kitchen units to match the kitchen with Oak worksurfaces incorporating a ceramic double bowl sink unit. C/h timer control. 6 Power points.

BEDROOM 1 9' 3" x 7' 1" (2.82m x 2.16m) plus built-in wardrobe with hanging rail and glazed Oak framed doors. French Oak boarded floors. Welsh oak open tread staircase to the first floor storage area/overspill bedroom. Recessed downlighting. PVCu double glazed window. Radiator. 6 Power points. TV point.

FIRST FLOOR STORAGE/LIVING AREA/OVERSPILL BEDROOM 19' 10" x 6' 4" (6.04m x 1.93m) overall with **restricted headroom**. 2 Radiators. 2 Double glazed Velux windows to the sloping ceiling. Telephone point. 4 Power points. Mains smoke detector. T&G boarded walls.

BATHROOM 9' 1" x 8' (2.77m x 2.44m) with tiled wet room flooring. Fully tiled walls. Recessed downlighting. Exposed beams. Extractor fan. Shaver point. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 3-Piece contemporary suite comprising WC, wash hand bowl with fitted cupboard beneath and bath with shower attachment. Open fronted shower enclosure with hand shower and top mounted rainhead showerhead.

MASTER BEDROOM 2 13' 7" x 12' 6" (4.14m x 3.81m) with French Oak boarded flooring. 3 Radiators. Exposed beams. Telephone point. 2 Wall light fittings. 8 Power points. Welsh Oak panelling and T&G boarding to one wall. 'Porthole'. 2 PVCu double glazed windows. Double glazed window to side. Welsh Oak steps to

FIRST FLOOR STORAGE AREA 6' 10" x 6' 5" (2.08m x 1.95m) with **5'6" restricted headroom** to sloping ceiling. Exposed beams. 4 Power points.

EN-SUITE WETROOM 8' x 3' 11" (2.44m x 1.19m) overall with fully tiled walls and floor. Shaver point. Extractor fan. 2-Piece stainless steel suite comprising WC and wash hand bowl. Shower enclosure with hand held shower and top mounted rainhead showerhead.



FROM THE LIVING ROOM a spiral staircase gives access to

GALLERIED LIVING AREA/STUDY 16" x 8' 4" (4.87m x 2.54m) with French Oak boarded floor. Radiator. 6 Power points. TV and telephone point. Exposed beamed sloping ceilings. Sealed hardwood double glazed door that could easily access a balcony if so desired. Glazed/Welsh Oak framed 'air' bridge to



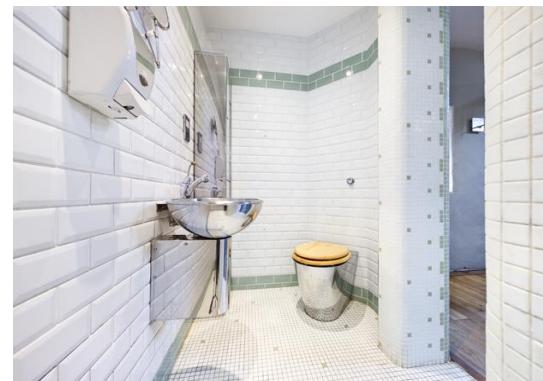
BEDROOM 3 15' 2" x 8' 3" (4.62m x 2.51m)

with French Oak boarded floor. Radiator. 2 Telephone points. TV point. Exposed boarded sloping ceiling with double glazed Velux window. 8 Power points.

EXTERNALLY

The property is approached via a right of way over a short hardcored driveway that serves 2 other properties. Private car parking available immediately to rear. Side double gated hardcored parking area with gated access to the garden. Decoratively slate/paved sun terrace leading to an enclosed close boarded fenced lawned garden that extends to either side of the residence. **OUTSIDE LIGHT, WATER TAP and POWER POINTS. Electricity provided for a garage/extension to the dwelling. Underground oil storage tank.**







ADJOINING MAERDY BARN AND AVAILABLE BY SEPARATE NEGOTIATION LIES: -

BUILDING PLOT

The building plot has the benefit of Full Planning Permission held in **perpetuity** granted under Planning Application No. E/22708 which was originally granted on the 19th June 2010 for the siting of a **new 4 bedroomed double storey dwelling**.

Carmarthenshire County Council in a letter dated **22nd July 2015** have confirmed that a **'Technical start' in planning terms has been made and as such the Planning Permission will have been safeguarded in perpetuity**.

Applicants may be interested to note that the plot based upon the present Planning Consent will not attract an Affordable Housing Provision and in addition pipes/cables have been laid but not connected for mains electricity, water and drainage.

PRICE - £125,000 ono



DIRECTIONS: - From the **mini roundabout** at the **centre of Ffairfach** take the **Swansea/Ammanford/M4/A483 road** (signposted). Travel **past** the 'Torbay Inn' Public House and over the **railway crossing** **passing** the Railway Station. Travel **past** 'Cae Glas' Care Home and **turn next left** into 'Heol y Maerdy'. Continue a **short distance** up 'Heol y Maerdy' and **turn first left** and the property will be found on the **left hand side**.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND F 2021/22 = £ 2,381.82p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

15.09.2021 - REF: 6222