



Pantllydu Fawr, Felinfoel, Llanelli, Carmarthenshire SA15 4RU

Offers in the region of £475,000

Property Features

- Privately positioned 9.08 acre (approx) small holding
- Situated midway between Furnace and Five Roads, accessed directly off B4309
- 3-bedroom detached Welsh farmhouse, with recently installed air source heating system
- A range of traditional stone outbuildings with scope for conversion (s.t.o.n.p.c)
- Modern Dutch Barn suitable for livestock housing / feed store
- Two paddocks suitable for grazing and cutting
- Orchard and mixed broadleaf woodland
- 3 miles from Llanelli town centre with excellent range of amenities and services

Property Summary

A privately positioned traditional Welsh homestead extending to approximately 9.08 acres, situated on the fringes of Llanelli. The property comprises a characterful three-bedroom farmhouse, recently enhanced with energy efficiency improvements, together with a courtyard of traditional stone outbuildings offering excellent scope for conversion or enhancement (subject to the necessary planning consents), a useful modern agricultural building, and ring-fenced pastureland and woodland.



Full Details

Overview

Pantllydu Fawr is a well positioned traditional homestead to include a 3 bedroom characterful Welsh farmhouse, which has been subject to recent energy efficiency improvements, along with a courtyard of traditional farm buildings offering scope for conversion, or improvement, subject to obtaining the necessary planning consents, and further sundry outbuilding, suitable for livestock housing, implement store and general purposes together with land which is ringfenced being a mixture of productive pastureland currently utilised for grazing and cutting, along with sheltered lower lying improvable land and mixed broadleaf woodland. In all extending to approximately 9.08 acres.

Situation

The property is situated in a rural, yet convenient location, with excellent road links to the B4309 into Llanelli town centre, within 3 miles to the south and the popular village of Five Roads, 1.5 miles to the north. Llanelli itself is home to an excellent range of established amenities and services to include national retailers, supermarkets, bilingual education and healthcare provisions, plus train station. The M4 corridor at Junction 48 can be reached within 7 miles.

The property is approached off the B4309 via a private lane with right of way for a distance of approximately 300 yards and is then private thereafter leading down to the farmstead, which is set within a highly attractive and private rural position, surrounded by open countryside.

Farmhouse

The farmhouse is built of a traditional stone construction under a pitched slate roof with rendered external elevations, having recently been subject to energy improvements. These include air source heating system, internal wall insulation and uPVC double glazing windows and doors throughout. Externally, the property has benefitted from a new pitched roof and solar panels.

Ground Floor

Kitchen - Breakfast Room

2.53m x 4.82m (8' 4" x 15' 10")

uPVC door leading into kitchen - breakfast room with a range of fitted base and wall units with stainless steel sink and drainer, Beko electric oven and extractor hood above. Plumbing for washing machine. Red quarry tiles. Radiator. uPVC window to rear. Rayburn not current functionable. Airing cupboard housing hot water cylinder. Door leading through into:



Sitting Room

4.07m x 4.12m (13' 4" x 13' 6")

A feature stone fireplace with electric fire. Period beams. Carpet flooring. uPVC window to front. Radiator. Doorway and opening into adjoining Living Room.

Living Room

4.09m x 4.49m (13' 5" x 14' 9")

Staircase leading to first floor with uPVC door and window to front. Electricity consumer unit and solar panel unit. Carpet flooring. Door to rear leading into Utility / Store.

Utility / Store

2.85m x 1.98m (9' 4" x 6' 6")

Utilised for general storage and housing white goods. Thermostat for central heating. Linoleum flooring. Radiator. Door to rear leading into Shower Room:



Shower Room

1.71m x 2.81m (5' 7" x 9' 3")

Three piece suit benefiting from walk-in shower cubicle, wash hand basin and WC. Linoleum flooring. uPVC Window to rear and side. Radiator.

First Floor

Landing

Staircase to first floor leading to landing with doors to:

Bedroom 1

4.08m x 4.37m (13' 5" x 14' 4")

Carpet flooring, uPVC window to front. Radiator. Door leading into:

Dressing Area / Bedroom 4

1.78m x 2.20m (5' 10" x 7' 3")

Carpet flooring. uPVC window to front. Radiator.

Bedroom 2

2.54m x 3.00m (8' 4" x 9' 10")

Door off landing into Bedroom with carpet flooring. uPVC window to front. Radiator.

Rear Hall

1.95m x 1.04m (6' 5" x 3' 5")

Door leading into:

Store

1.54m x 1.50m (5' 1" x 4' 11")





Bedroom 3

3.34m x 3.96m (10' 11" x 13' 0")

Carpet flooring. uPVC window to rear. Radiator. Attic hatch.

EXTERNALLY

Grounds & Gardens

The property benefits from ample parking areas for multiple vehicles on a hardcore and gravel yard area with access continuing up to the side of farmhouse which is set in a semi-elevated position overlooking the farmstead and outbuildings. The farmhouse benefits from a front patio area with lawned areas with a range of established flower bushes and shrubs on the sides,

The Outbuildings

Pump House

1.89m x 1.85m (6' 2" x 6' 1")

Built of a brick construction under a mono-pitched corrugated sheeted roof housing well water pump.

Stone Outbuilding

Built of a traditional stone and brick construction with partly rendered elevations.

Basement Store: 6.07m x 8.27m (19' 11" x 27' 2")

Garage (Ground Floor): 6.23m x 8.23m (20' 5" x 27' 0")

Store accessed from field (First Floor): 6.23m x 8.23m (20' 5" x 27' 0")

Former Cowshed

Built of a traditional stone construction under a pitched slate roof extending to 8.90m x 5.76m (29' 2" x 18' 11")

Adjoining building of same construction with no roof extending to 3.61m x 5.76m (11' 10" x 18' 11")

Dilapidated Stone Outbuilding

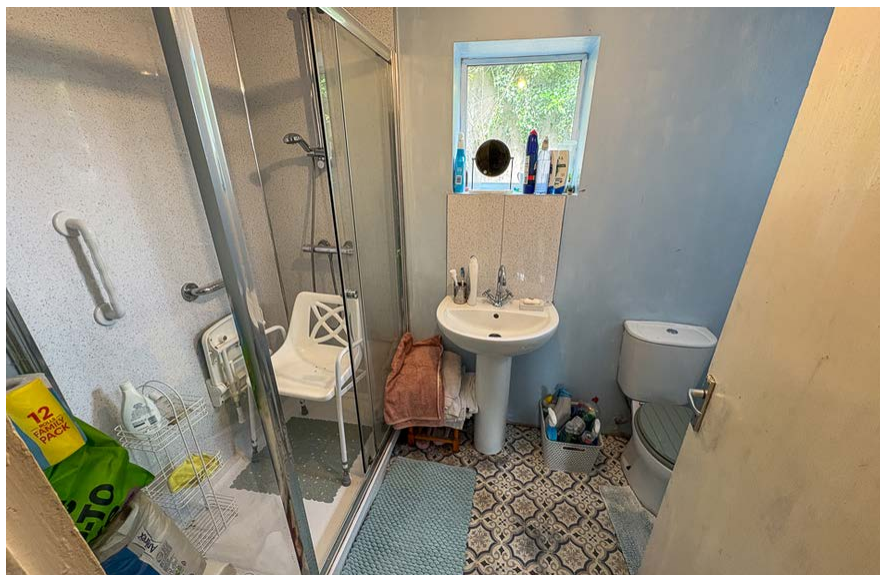
Built of a traditional stone and brick construction with no roof and in poor state of repair extending to

14.26m x 9.21m (46' 9" x 30' 3")

Dutch Barn

Built of a corrugated iron and concrete block construction under a pitched corrugated sheeted roof extending to 13.50m x 6.86m (44' 3" x 22' 6") .

Former Piggery





Land

The property extends to 9.08 acres in total and comprises a mixture of agricultural land suitable for both grazing and cutting, and mixed broadleaf woodland and an orchard.

The land lies immediately off the farmstead, extending to 4 acres in total, conveniently split into two paddocks measuring approximately 1.30 acres which lies to the rear of the farmhouse and approximately 2.70 acres to the front of the farm buildings.

The remaining land comprising parcels of mixed broadleaf woodland and orchard, providing significant amenity and lifestyle appeal.

Further Information

Tenure

The property is held on a Freehold basis with vacant possession upon completion.

Services

We are advised the property benefits from both mains water and private water supply via a well, mains electricity and a private drainage via a cesspit. The farmhouse is heated via an air source heating system and solar panels. None of the services have been tested.

I.A.C.S.

We understand the property is registered.

Council Tax Band

Carmarthenshire County Council - Band D - Approximately £2357.20 per annum for 2026 - 2027

Energy Performance Certificate

The farmhouse benefits from an EPC Rating G (20) which has not been reassessed following recent energy efficiency improvements.

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 for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Method of Sale

Pantllydu Fawr is offered for sale via private treaty.

Plans, Areas and 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.

Local Authority

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

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

What 3 Word / Postcode

Access lane: grazes.caged.picturing
Farmstead: perused.control.drizzly
Post Code: SA15 4RU

Viewing

Strictly by appointment with the Joint selling agents Rees Richards & Partners and Evans Bros.

For further information please contact our Carmarthen Office - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or Email property@reesrichards.co.uk

