



Tirmynydd, Llannon, Llanelli, Carmarthenshire SA14 6AT

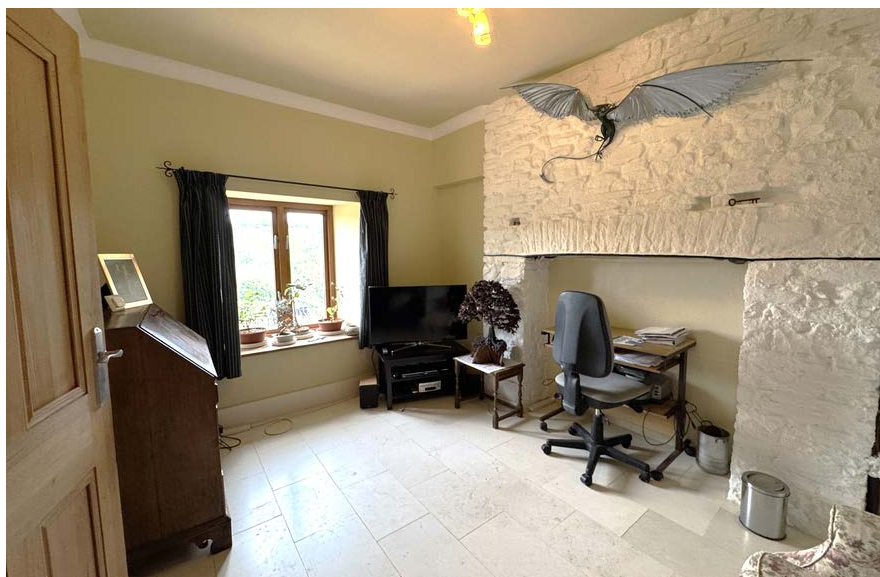
Guide Price: £575,000

Property Features

- Private and secluded rural setting with scenic countryside views
- 6.35 acre residential smallholding of great appeal
- Excellent multi-generational potential - space to create a home for extended family
- Useful Dutch Barn, Double Garage and further Workshop / Garage
- Well presented 3-bedroom farmhouse with underfloor heating on ground and first floor via groundsource heating system
- Partly completed 2-Bedroom (2-en-suite) Annex & interconnecting Sunroom
- Paddock and amenity woodland in valley setting
- 3 miles equidistance from villages of Llannon, Pontyberem and Five Roads
- Viewing recommended to appreciate the space and setting

Property Summary

An excellent opportunity to acquire a secluded and private 6.35 acre residential smallholding with no immediate neighbours, set in a sheltered valley position offering excellent multi-generational living, whilst being 3 miles equidistance from the villages of Llannon, Pontyberem and Five Roads, Carmarthenshire.



Full Details

Overview

An excellent opportunity to acquire a secluded and private smallholding extending to 6.35 acres (2.57 hectares), set in a sheltered valley position in the rural location of Sylen, near the village of Llannon, Carmarthenshire.

The property includes a 3-bedroom traditional Welsh farmhouse, which has been sympathetically modernised and renovated some 20 years ago, with an attached partly converted 2-bedroom annex with an interconnecting sunroom, providing scope for completion works and personalisation.

The property benefits from a further range of buildings, including a Dutch Barn with side lean-to, a double garage with plant room, and a further workshop / garage / storage, offering potential for conversion or alternative uses, subject to obtaining the necessary planning consent.

The land comprises a mixture of clean grazing land, suitable for grazing and cutting amounting to approx. 2.41 acres, with the remainder being improvable grazing land and semi-natured woodland and bushes, being a swarm for local wildlife.

Tirmynydd offers excellent lifestyle appeal, combining privacy, versatility, and the potential to create a multi-generational family home, holiday letting opportunity, or conservation-focused retreat.

Situation

Tirmynydd is located in a sheltered valley near Sylen, on the outskirts of Llannon, enjoying a private setting being surrounded by its own land, with partial distant views over the surrounding Carmarthenshire countryside.

The property lies 3 miles in equidistance from the village of Pontyberem, Llannon and Five Roads in the Sylen area of Carmarthenshire. All three villages offer a wide range of local amenities and services, including primary schools, convenience stores, pubs, and regular bus services.

The town of Llanelli lies approximately 6 miles to the south, providing a broader range of shops, supermarkets, and services. Excellent road connections are available, with the M4 corridor accessible within 15 minutes, linking Swansea, Carmarthen, and Cardiff and beyond.

FARMHOUSE

Ground Floor

Entrance Hall

1.9m x 4.53m (6' 3" x 14' 10") Tile floor. Front door leading into Entrance Hall. Door off into:



Study / Lounge

2.79m x 4.14m (9' 2" x 13' 7") Tile flooring. Traditional stone fireplace. Window to front.

Living Room

6.35m x 4.11m (20' 10" x 13' 6")
Tile flooring. Fireplace with Jotul log burning stove with oak mantel surround. Dual aspect with windows to front and sides.

Kitchen - Breakfast Room

3.02m x 5.15m (9' 11" x 16' 11")
A range of base units with integrated dishwasher, with black granite worktops over with matching wall units with glass display cabinets comprising an integrated Belfast sink, a De-dietrichelectric induction 4-ring hob oven with extractor fan above, and wall mounted / built in oven. Black Nero Riven slate tiled flooring and two windows. Door leading into interconnecting Sun Room / Annex (in need of completion works). Door leading to outside.

Rear Hallway

4.68m x 1.12m (15' 4" x 3' 8") Tile floor. Stairs to first floor

WC

1.98m x 1.07m (6' 6" x 3' 6") Toilet and wash hand basin. Window to rear

Utility Room

2.64m x 3.23m (8' 8" x 10' 7") Base and wall units with plumbing for washing machine and tumble dryer. Window to rear, door to side out to garden.

FIRST FLOOR

Bedroom No. 1 (Master)

3.65m x 4.46m (12' 0" x 14' 8") Windows to front and rear. Carpet flooring.

En-Suite

3.36m x 1.78m (11' 0" x 5' 10") Bath tub, corner shower, towel rail, wash hand basin, WC, tiled throughout, window to rear

Walk-in-wardrobe

2.21m x 1.90m (7' 3" x 6' 3")
Shelving and clothes rail. Window to rear. Restricted head height in part.

Bedroom No. 2

3.37m x 3.26m (11' 1" x 10' 8") Window to front

Bedroom No. 3

3.32m x 4.43m (10' 11" x 14' 6") Windows to front and rear





Study Space/Office Area

2.24m x 3.22m (7' 4" x 10' 7") Restricted head height in part

Family Bathroom

3.27m x 1.71m (10' 9" x 5' 7") Tiled throughout. Bath tub, corner shower, towel rail, extractor fan, WC, wash hand basin

Annex

Interconnecting Sun Room

8.15m x 3.80m (26' 9" x 12' 6") French doors and large window to the front. Door access to the rear. Velux windows. Off the kitchen, the Sun Room links the Farmhouse to the Annex.

Entrance

3.59m x 1.45m (11' 9" x 4' 9") Stairs to sunroom



Living Room

4.15m x 5.81m (13' 7" x 19' 1") Stone fireplace, partly wood

Kitchen

2.38m x 4.32m (7' 10" x 14' 2") Window to rear

Bedroom No. 1

3.66m x 4.06m (12' 0" x 13' 4") By stairs, window to rear

En-Suite

2.2m x 2.19m (7' 3" x 7' 2")

Bedroom No. 2

4.3m x 3.61m (14' 1" x 11' 10") Windows to front and rear

En-Suite

3.09m x 1.7m (10' 2" x 5' 7") Window to rear



Storage

1.00m x 1.80m (3' 3" x 5' 11")

Grounds & Gardens

The property is approached via a private farm lane (Right of Way) shared with one neighbour, with the lane being private before entering into the homestead via a gated entrance with open yard area around the buildings with ample parking area for multiple vehicles on gravel areas, whilst the lane continues around up to the paddock, front of the double garage and the farmhouse.

The farmhouse itself benefits from grounds to the front and rear, being a blank canvas for the avid gardener with raised beds, flower beds, shrubs and bushes, plus several patio / seating areas in need of finishing works. The area is ideal for socialising and entertaining



space overlooking the grounds, surrounding farmland and countryside views.

Double Garage

4.98m x 5.91m (16' 4" x 19' 5")

Built of a concrete block construction with concrete floor under a pitched slate roof.

Attached Plant Room / Workshop

2.98m x 4.73m (9' 9" x 15' 6") Hot water cylinder and heat pump (FERRA ground source heat pump).

The Outbuildings

Dutch Barn

Dutch Barn: 10.85m x 5.18m (35' 7" x 17' 0") + side lean-to: 10.85m x 5.18m (35' 7" x 17' 0")

Built of corrugated iron with concrete block and corrugated iron sheeted elevations and roof.

Concrete floors. Utilised for storage purposes and wood store.

Garage / Workshop

Outbuilding of traditional stone and concrete block construction under a pitched corrugated sheeted roof situated at the bottom of the homestead, providing further storage.

Land

The land comprises a mixture of clean grazing land, suitable for grazing and cutting amounting to approx. 2.41 acres, with the remainder being improvable grazing land and semi-natured woodland and bushes, being a swarm for local wildlife.

The property offers excellent lifestyle appeal, combining privacy, versatility, and the potential to create a multi-generational family home, holiday letting opportunity, or conservation-focused retreat.

Further Information

Tenure

Freehold with vacant possession on completion.

Council Tax Band

Band E - Carmarthenshire County Council - Approximately £2,728.07 for 2025/2026.

Energy Performance Certificate

EPC Rating Grade D (68).

Services

We are advised the property benefits from mains electricity, private water supply and private drainage via a septic tank. The farmhouse



is heated via a ground source heating system which also supplies the hot water, and underfloor heating is in situ on both the ground and first floor. Each room has a wireless control.

We are advised that EE broadband has currently been installed.

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.

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.

We are advised the property benefits from Right of Way along the private lane from the adopted highway to the property boundary. Please see attached Sales Plan with Right of Way shaded in Brown.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

Local Authority

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

Post Code / What 3 Word

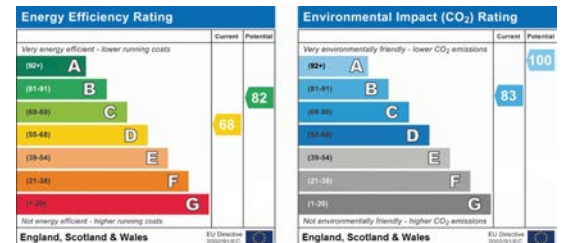
SA14 6AT / ///plan.latitudes.cosmic

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021.

Email: property@reesrichards.co.uk

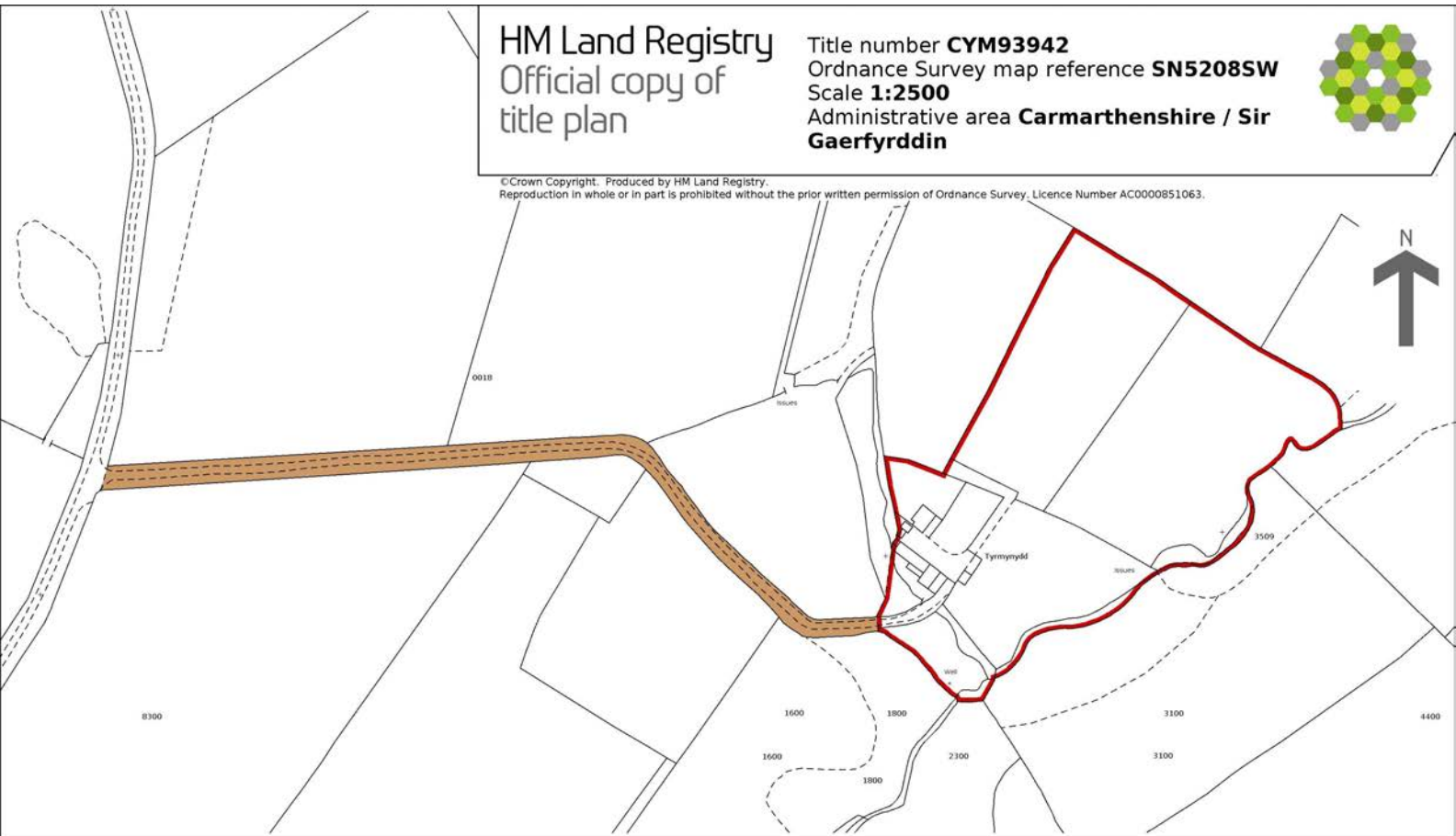


HM Land Registry
Official copy of
title plan

Title number **CYM93942**
Ordnance Survey map reference **SN5208SW**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



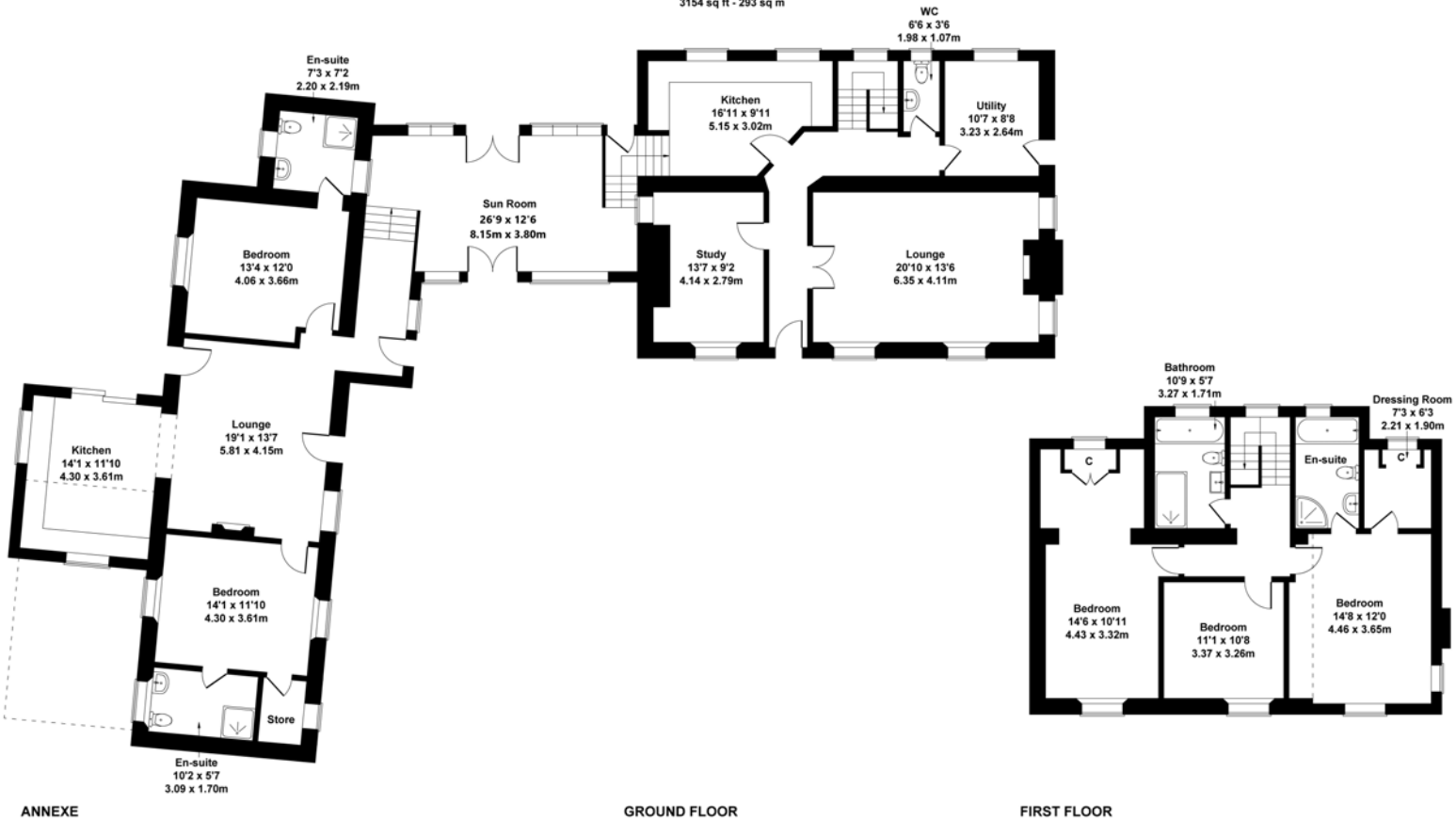
©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



For Identification Purposes Only

This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Approximate Gross Internal Area
 3154 sq ft - 293 sq m



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.