



Pantyffynnon Llanfynydd, Carmarthen, Carmarthenshire, SA32 7UF

Guide Price £795,000

Set in a fabulous south facing location amidst dramatic countryside at the end of its own farm lane commanding wonderful views towards the Black Mountain range. A choice residential holding of 12.5 acres, with further land available by separate negotiation, a wonderful 18th Century farmhouse that has undergone a major

renovation in recent times together with a superb range of traditional buildings with potential for many uses (subject to planning). The accommodation provides: Reception Hall; Sitting Room with open fireplace; Snug with feature fireplace; Dining Room with magnificent Inglenook fireplace; Rear Hall; Pantry; Kitchen/Living

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Room with Aga range; Main Bedroom with en suite shower room; Guest Bedroom with en suite Bathroom; 2 further Double Bedrooms and Family Bathroom. Biomass heating. The homestead stands at the centre of the holding and is surrounded by delightful flower rich organically managed meadows and woodland that provide a haven for wildlife. Orchard and attractive courtyard and gardens.

Wonderful, book a viewing today.

Full details to follow.....



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Council Tax Band: E





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC