

# Terry Thomas & Co

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ESTATE AGENTS



## The East Barn

Felinfoel, Swiss Valley, Llanelli, SA14 8LZ

An Award Winning traditional Welsh Stone Barn Conversion with adjoining self-contained annexe, bursting with character and charm throughout, benefitting from both traditional and modern concepts with ground source heat pump central heating system, together with solar panels. Double garage and various summer houses and outbuildings. Standing within approximately 8 acres of beautifully landscaped gardens and established woodland, incorporating a fishing lake. Ideally positioned and just approximately 3 miles North of Llanelli.

**Offers in the region of £675,000**

# The East Barn

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## Lounge

15'10" x 27'2" (4.83 x 8.29)

Feature fireplace with multi fuel stove inset and stone surround. Light oak-finished framed uPVC double glazed window to fore, rear and two doors to the fore. Tiled flooring. Downlighting. Oak stairs leading to first floor with an under stairs cupboard for storage. Light oak-finished framed French door leading through to open plan Kitchen/Dining room.

## Kitchen/Dining/ Family Room

16'6" x 25'8" (5.05 x 7.83)

A range of quality fitted base and eye-level units with high gloss cream-coloured doors and drawer fronts, with a solid oak worksurface over the base unit incorporating a 1 ½ bowl enamel sink unit with mixer tap. Fan-assisted oven/grill. 4-ring electric hob with stainless-steel chimney-style extractor over. Integrated fridge, and integrated dishwasher. Tiled flooring. Downlighting. Light oak-framed finished uPVC double glazed window to fore and rear. Bifold doors that open out onto the rear patio area, boasting spectacular countryside views.

## Cloakroom/Utility/WC

5'7" x 9'10" (1.71 x 3)

A range of fitted base and eye-level units. Plumbing for washing machine. Solar panel controls. Tiled floor. Roof light and light oak framed finished uPVC double glazed window to side, Cloakroom with low-level WC and wash hand basin. Tiled flooring and tiled walls. Extractor fan. Roof light.

## First floor - Landing area

Having built in cupboards with oak doors. Roof light to rear.

## Bedroom 1

15'6" x 19'2" (4.74 x 5.85)

Built-in cupboard. Radiator, Vaulted ceiling. Light oak-finished framed uPVC double glazed window and French doors to side with Juliette Balcony, having views over the garden and extensive view over the surrounding countryside.

## En Suite

6'11" x 8'7" (2.12 x 2.63)

Panelled bath with shower fitment over, closed coupled WC fitted within a vanity unit, and pedestal wash hand basin. Tiled flooring and tiled walls. Extractor fan. Shaver point. Wall-mounted chrome ladder towel radiator. Downlighting. Double glazed roof window to rear.

## Bedroom 2

14'9" x 16'8" (4.52 x 5.10)

Double glazed roof windows to front and rear. Built-in cupboard, Radiator.

## En Suite

6'11" x 8'9" (2.13 x 2.68)

Low-level WC, pedestal wash hand basin, and enclosed shower with Respatex walls. Tiled flooring and tiled walls. Wall-mounted chrome ladder towel radiator. Extractor fan. Shaver point. Double glazed roof window to rear.

## Home Office area

8'0" x 8'7" (2.45 x 2.63)

Engineered oak flooring. Downlighting, and roof light to fore.

## Annexe- Kitchen/ Lounge/ Dining Room

16'8" x 16'4" (5.1 x 4.99)

A range of fitted base and eye-level units incorporating stainless steel single-drainer sink with mixer taps. Integrated fridge. 4-ring electric hob with extractor over. Fan assisted oven/grill. Stairs leading to first

floor, with under stairs storage. Tiled flooring. Downlighting. Two uPVC double glazed windows to rear, and uPVC double glazed window and door to fore.

## Bedroom

16'4" x 10'3" (4.98 x 3.14)

Vaulted ceiling with exposed beams. Light oak-framed finished uPVC double glazed window to fore and rear.

## En suite Shower Room

5'6" x 6'8" (1.70 x 2.05)

Low-level WC, vanity wash hand basin with cupboards under, and enclosed shower cubicle with Respatex walls. Heated towel radiator, extractor fan, downlighting. Tiled walls and tiled floor. Obscured window to bedroom.

## Externally

Courtyard setting with shared access to off-road parking for several cars, 2 garages with power and double doors (one housing the ground source heat pump).

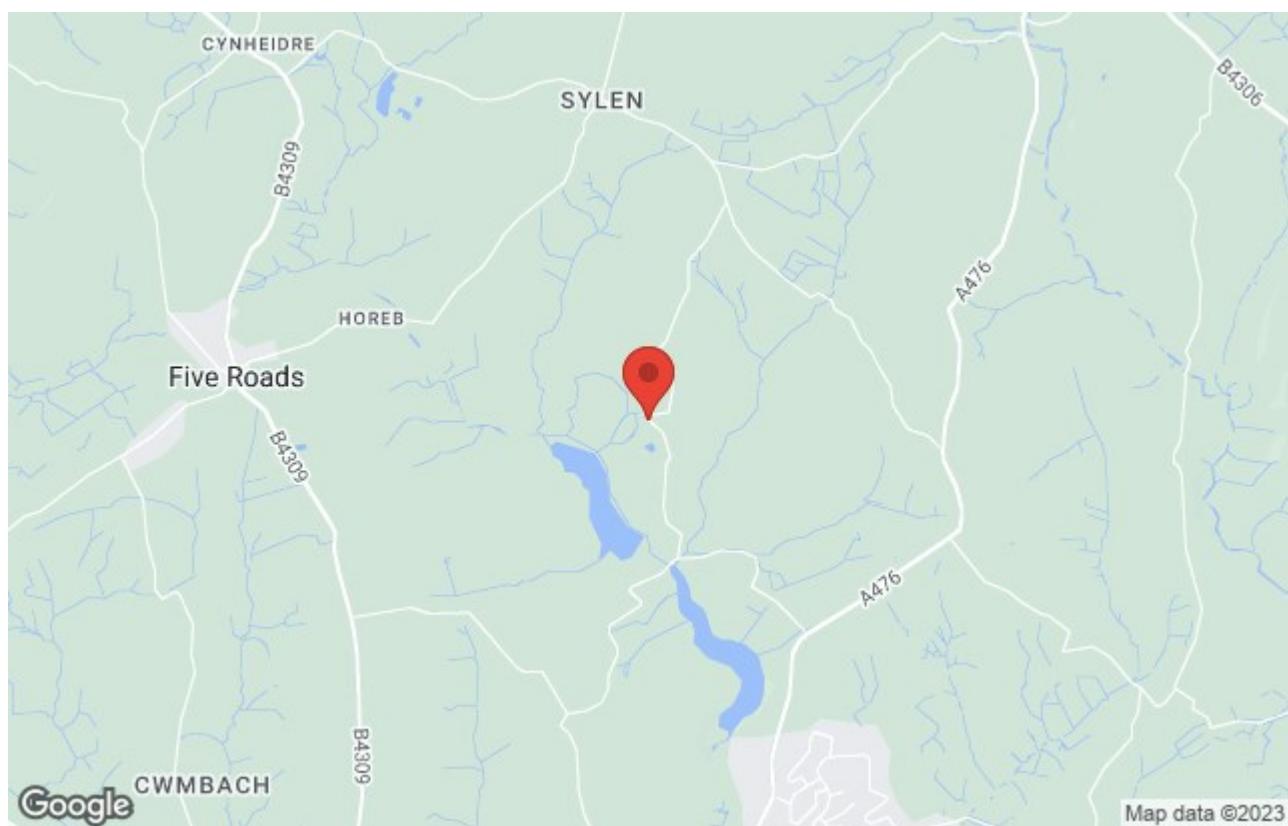
Steps to access the Annexe first floor. Patio area with wrought iron gate and pedestrian access to further patio area to

Multiple outbuildings and summer house converted to contain garden room/studio with power and lighting.

Lawned area with grounds leading to a fishing lake. external grounds measuring approximately 8 acres made up of land, incorporating lake and established woodland, with the land bordering the Swiss Valley reservoir. Large variety of mature trees and fruit trees, and raised bed areas. Vegetable patch and beautifully landscaped level garden.

The water is supplied by means of a well, located in a neighbouring property with existing rights. There are solar panels which are owned by the current vendor.

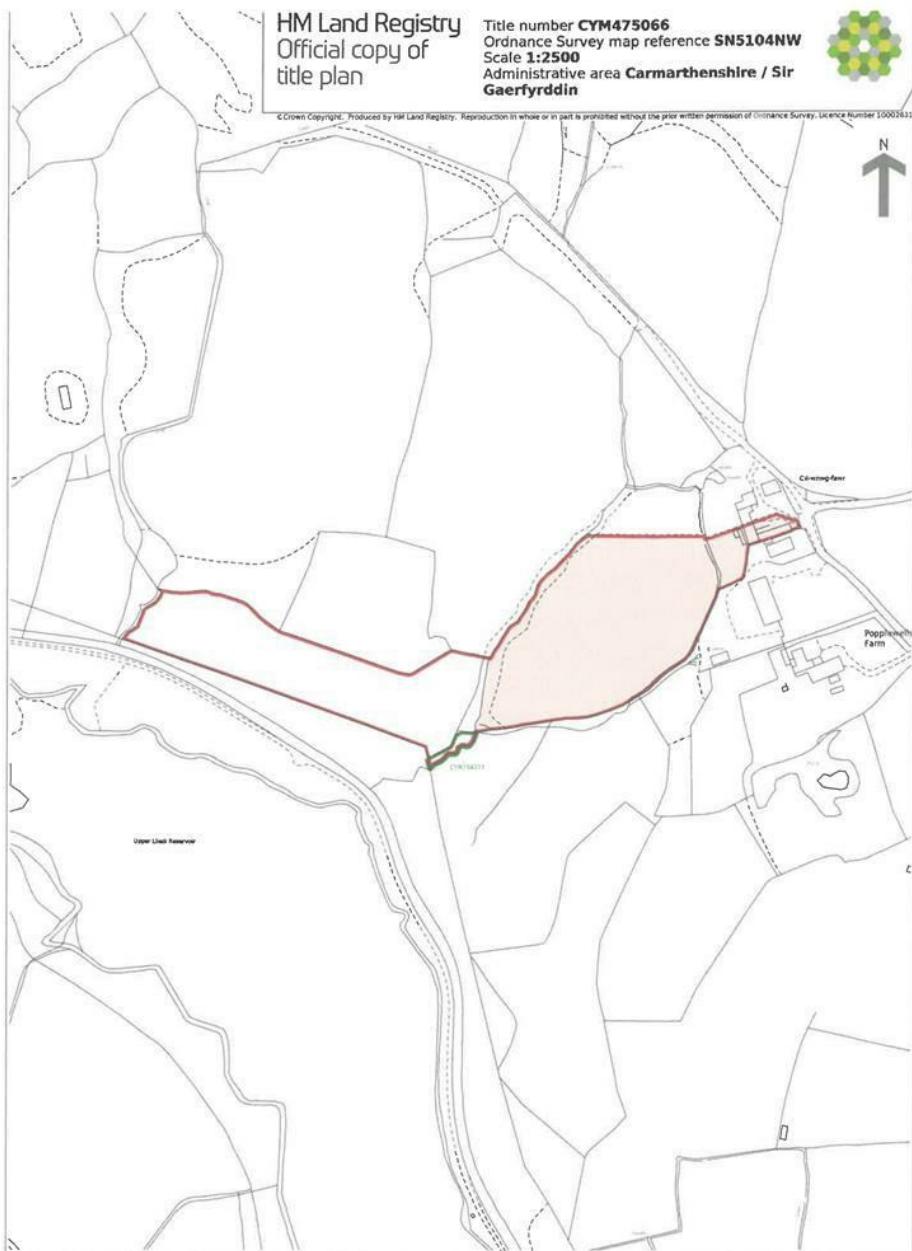




## Floor Plan



## Land Plan



**Type:** House - Detached  
**Tenure:** Freehold  
**Council Tax Band:** Main property Band D. Annexe - Band A

**Services:** Ground source heat pump, private water supply, private drainage and mains electricity.  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A			88		
(81-91) B			77		
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	