



Tyr Heol Farm, Felinfoel, Llanelli, SA14 8LZ

Unique opportunity to purchase a Grade 2 Listed Former Long House dating back to 1720, Tyr Heol Farm features a 3 Bedroom House which displays multiple characteristic and original features whilst providing practical living space. Externally there is a private garden space, 2 acres of grazing land with menage area, multiple stables with services connected, solid construction outbuilding's and further generous sized menage area. Property briefly comprises; Entrance Hallway, Lounge, Kitchen Dining Room, Utility, 3 Bedrooms and Bathroom to the Ground Floor. Staircase to first floor Store Rooms.

IDEAL OPPORTUNITY FOR SOMEONE LOOKING FOR EQUESTRIAN USE

£390,000

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ENTRANCE

Solid wood stable door with obscure glass panel into:

HALLWAY

Skimmed ceiling with exposed beams, stairs to first floor, radiator, laminate flooring door into:

BEDROOM ONE 3.898m x 2.165m (12'10" x 7'1")

Skimmed ceiling with exposed beams, two wooden framed single glazed windows to front and side, radiator.

BEDROOM TWO 3.814m x 2.682m (12'6" x 8'10")

Skimmed ceiling with exposed beams, two wooden framed single glazed windows to rear, radiator, wall mounted light, television aerial point, door into:

LOUNGE 5.276m x 4.643m (17'4" x 15'3")

Skimmed ceiling, exposed beams, two wooden framed single glazed windows to front and rear, radiator, laminate flooring, dual fuel burner set in stone inset on a slate hearth with wooden mantle over, television aerial point, telephone point, two wall mounted lights, door into:

INNER HALLWAY

Textured ceiling with exposed beams, stable door to rear, laminate flooring, radiator, storage cupboard, door into:

BEDROOM THREE/SITTING ROOM 3.372m x 3.282m (11'1" x 10'9")

Textured ceiling with exposed beams, wooden single glazed sash window to front, radiator, television and satellite aerial point, telephone point, door into:

BATHROOM 2.609m x 1.736m (8'7" x 5'9")

Textured ceiling with exposed beams, wooden framed single glazed sash window to side, radiator, vinyl flooring, fitted with a three piece suite comprising: pedestal wash hand basin, bath with electric shower over, and WC, part tiled walls, part washable wall panels.

KITCHEN 5.957m x 3.193m (19'7" x 10'6")

Textured ceiling with exposed beams, two wooden single glazed windows to side, laminate flooring, radiator, loft access hatch, smoke detector, free standing oil central heating boiler, fitted with a range of oak wall and base units with complementary work surface over, built in four ring electric hob with stainless steel splash back and stainless steel chimney hood over, built in electric oven, one and a half stainless steel bowl sink and drainer with mixer tap, space for fridge, space for table and chairs, opening into:

UTILITY ROOM 3.192m x 2.616m (10'6" x 8'7")

Textured ceiling with exposed beams, stable door to side, two wooden framed single glazed sash windows to rear, quarry tiled flooring, base units with work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge freezer, airing cupboard housing water tank with shelving.



STAIRS TO FIRST FLOOR

LANDING

Skimmed ceiling, smoke detector, radiator eves storage, door into:

STORAGE ROOM ONE 3.516m x 3.516m (11'7" x 11'7")

Vaulted ceiling with exposed beams, wooden framed single glazed obscure glass window to side, aluminium single glazed window to rear, wooden framed single glazed integral window, eves storage space.

STORAGE ROOM TWO 4.319M X 3.522M (14'2" X 11'7")

Vaulted ceiling with exposed beams, aluminium single glazed window to rear, internal single glazed window.

EXTERNAL

FRONT

Parking for several vehicles.

REAR GARDEN

Steps leading onto paved patio area, partly laid to lawn, steps leading onto decked area, gated pedestrian access onto driveway, oil tank.

LAND

Approximately two acres of grazing land with manage area, yard area with six stables, electric and lighting connected, water supply, a further three stables with electric and light connected, a further generous size manage,

OUTBUILDING

Wooden pedestrian door into workshop area, oil tank, space for vehicles, electric connected.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.