



## Penllwyn Uchaf, Llannon, SA14 6AS

115 Acres of arable fields and woodland which surround Penllwyn Uchaf Farm house are just some of the features we have on offer, providing a rare and unique opportunity to buy a diverse farm with scope for significant development. Penllwyn Uchaf Farm House is in need of renovation and briefly comprises Porch, Hallway, Lounge, Sun Lounge, Dining Room, Kitchen, Utility Room, Lower Floor Bathroom, First floor Landing, Three Bedrooms and a Fourth room either to be reconstructed as a Bedroom Four or Bathroom.

\*\*\*OPPORTUNITY NOT TO BE MISSED\*\*\*

**£699,995**

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### ENTRANCE

UPVC double glazed doors into:

### PORCH

Skimmed ceiling, radiator, uPVC double glazed window to side, tiled flooring, wooden panel door into:

### HALLWAY

Skimmed ceiling, stairs to first floor, tiled flooring, door into:

### LOUNGE 6.750m x 3.918m (22'2" x 12'10")

UPVC double glazed window to front, radiator, open fire place, space for wood burner, door into kitchen, door into:

### SUN LOUNGE 6.750m x 3.918m (22'2" x 12'10")

Skimmed ceiling, velux style windows, uPVC double glazed window to rear, uPVC patio doors to front, uPVC double glazed window to side, two radiators.

### DINING ROOM 4.266m x 3.086m (14'0" x 10'2")

Skimmed ceiling, uPVC double glazed window to front, radiator, laminate flooring, television aerial point, door into:

### KITCHEN 4.183m x 2.293m (13'9" x 7'6")

Tiled walls, tiled flooring, uPVC double glazed window to rear, fitted with a range of wall and base units with worksurface over, one and a half bowl sink and drainer, built in electric oven with built in gas hob over, pantry, door into:

### UTILITY ROOM 4.125m x 3.466m max (13'6" x 11'5" max)

Skimmed ceiling, uPVC double glazed patio doors to side, uPVC double glazed window to side, uPVC double glazed window to rear, radiator, tiled flooring, plumbing for washing machine, space for fridge freezer, space for chest freezer, wall mounted 'VAILLANT' gas combination boiler, space for table and chairs.

### BATHROOM 3.341m x 1.728m (10'11" x 5'8")

Skimmed ceiling, extractor fan, uPVC double glazed window to rear, tiled flooring, half tiled walls, hot water tank, chrome effect wall mounted heated towel rail, fitted with a three piece suite comprising: pedestal wash hand basin, P shaped bath and WC.

### STAIRS TO FIRST FLOOR

### LANDING

Skimmed ceiling, uPVC double glazed window to rear, radiator, loft access, thermostat.

### BEDROOM ONE 2.786m opening to 4.803m x 5.279m (9'2" opening to 15'9" x 17'4")

Skimmed ceiling, two uPVC double glazed window to front, three radiators, television aerial point, telephone point.

### BEDROOM TWO 3.626m x 2.758m (11'11" x 9'1")

Skimmed ceiling, uPVC double glazed windows to front, two radiators.

### BEDROOM THREE 3.031m x 2.823m (9'11" x 9'3")

Skimmed ceiling, uPVC double glazed window to rear, radiator, door into airing cupboard housing "VAILLANT" boiler and radiator.

### BATHROOM/BEDROOM FOUR

Currently under renovation.

### DUTCH BARN

Electric and lighting connected, water connected.

### LAND

We are advised there is a total of 115 acres of land comprising of a mixture of grazing, woodland and fields which surround the property.

### DIRECTIONS

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** F

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



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Morryston, 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.