



Green Meadows is pleasantly situated about 50 yards along its own driveway leading from a minor county road about 4 miles from Llandeilo, 15 miles Carmarthen and about 80 miles from the Capital City of Cardiff. The house has been well maintained with a good set of farm buildings including barns and 2 stables. The property comes on the open market due to the present owner having occupied it for the last 36 years and now wishing to downsize to a smaller property. Over the years that it has been occupied it has been used for mostly equestrian purposes. The popular market town of Llandeilo is the nearest settlement of any size and has a wide range of facilities and amenities with several supermarkets, wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The larger town of Carmarthen is about 15 miles. At Cross Hands about 12 miles there is an access on to the A48 which joins to the M4 motorway. In Llandeilo there is a halt on the Heart of Wales line from Shrewsbury to Swansea and with connections there on to London. The accommodation which is in good decorative order throughout comprises; Reception Hall/Study (10' 0" x 9' 07" or 3.05m x 2.92m) With double door and side panels, radiator, stairs to first floor, two wall light points. Bathroom With ball and claw bath having central mixer tap, hand basin, WC, heated towel rail, tiled floor, part tiled walls, radiator. Sitting Room (22' 11" x 13' 10" or 6.99m x 4.22m) With 2 windows, door to side, natural stone fireplace with Hunter wood burning stove, TV points and 3 radiators. Kitchen / Breakfast Room (20' 04" x 8' 0" or 6.20m x 2.44m) With mainly fitted cream base units, plumbing for washing machine, stainless steel double sink and drainer with mixer tap. Large shelved larder. Cooker point. Built in store cupboard, recessed ceiling lights. Dining Room (14' 10" x 9' 06" or 4.52m x 2.90m) Having 2 windows, external door, radiator, parquet flooring. Rear Lobby With parquet flooring. Separate Toilet With low level WC. Doors to Utility / Store Room (6' 04" x 4' 07" or 1.93m x 1.40m) With window. First Floor Landing With 2 port hole style windows. Bedroom 1 (11' 10" x 10' 0" or 3.61m x 3.05m) Being L shaped with window and radiator. Bedroom 2 11' narrowing to 9' 5 x 10' 8 (3.3m narrowing to 2.8m x 3.2m). With radiator and built in wardrobe. Bedroom 3 14' x 11' 9 narrowing to 8' (4.3m x 3.6m narrowing to 2.4m). With radiator and built in wardrobe. Inner Landing With under eaves store cupboard. Shower Room With shower cubicle, hand basin, WC, radiator and tiled floor. Bedroom 4 (8' 00" x 7' 00" or 2.44m x 2.13m) With built in cupboards, airing cupboard with hot water cylinder. Radiator. EXTERNALLY The approach from the minor county road is through a gated access with yellow painted pillars either side and leading in to a private driveway running down to the house and yard area. There is a further pedestrian door at the rear. Gravelled area to the front with feature flower bed and bird bath. Further lawned area to the side giving access to several of the paddocks. Outbuildings These comprise; FRONT BARN - 28' 10 x 16' 7 (8.79m x 5.05m) now used as loose box and store. MAIN OPEN BARN - 31' 4 X 14' 5 (9.5m x 4.4m) now utilised as a Workshop 14' 7 x 6' 0 (4.4m x 1.8m) and 2 Loose

Boxes each 15' x 13' 9 (4.6m x 4.2m). FUR THER STEEL BARN - 27' x 13' 7 (8.2m x 4.1m) mainly of timber and corrugated iron construction with concrete floor. Large well arranged kitchen, farmhouse style buildings in separate enclosures on a gently level site with a steep and a shallow field bordering a stream. Understand there is one footpath across property. A number of mature trees providing shelter for the woodburning stove in the house. Services include electric and drainage water. Private drainage. Oil fired central heating by a condensing boiler, no supplement of wood burning stove. Double glazing, telephone and cable and subject to normal transfer regulations. In the Parish of Bardfield, Local Authorities: Cambridgeshire County Council, District Council: 3 Spilney, Cambridgeshire, LE. 17 9 2Z. Viewing Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Landowners Office. Directions from the road about on the A40 on the east side of the island to take the road towards Cambridgeshire, turn right on the road to Penybarn village and then up over the small stone bridge to the village centre. Proceed up the hill ignoring all turnings right and left and down the other side proceed uphill again passing Wyndelwyn farm on the right and up to the fork in the road where here you take the right hand fork, on along this road ignoring the next two turnings and then Green Meadows is to be found on the right hand.

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