

## **FELINDRE**

Llanfynydd | Carmarthen | Carmarthenshire | SA32 7UB



# FELINDRE

### **FFLINDRF**

Fine and Country West Wales are delighted to bring the characterful Felindre Mill onto the open market.

This important, local property which was once a thriving mill, is located in a wonderful, secluded area in the Camarthenshire countryside. Offering well presented and improved accommodation, the property boasts a combination of character and modern living with over 4 acres of land with a river in front of the property and various outbuildings which can be companded for a variety of purposes.

There are two principle reception rooms, both with attractive woodburners, a large refitted kitchen / dining room, rear utility room and cloak room. To the first floor there are three excellent sized bedrooms all with en-suites and to the second floor, the master suite is a specacular room with a good sized en-suite shower room.

Externally, the property is a very attractive mill with the river running through it with wonderful lawned and seating areas, extensive parking and there is also a lovely view accross the ancient bridge opposite the property.

Properties like this do not come on the market very often and usefully there is no onward chain with this home. Fine and Country West Wales look forward to showing you around the property. Call our Team to book your viewing.

Video Link: https://youtu.be/c4xzxjMZmMA





































































### **Felindre Mill** Approximate Gross Internal Area 2917 sq ft - 271 sq m Lounge Area 11'5 x 8'0 3.47 x 2.43m Craft Room 13'10 x 10'10 4.21 x 3.30m Studio 16'0 x 11'1 4.88 x 3.39m Master Bedroom 18'0 x 14'9 5.49 x 4.51m SECOND FLOOR Kitchen/Breakfast Room 15'7 x 13'8 4.76 x 4.16m Sitting/Dining Room 21'5 x 14'0 6.54 x 4.26m Living Room 14'5 x 11'1 Bedroom 14'5 x 11'0 4.40 x 3.36m Studio Bedroom 13'5 x 11'8 Bedroom 11'8 x 9'6 20'7 x 20'1 6.28 x 6.13m 3.55 x 2.90m OUTBUILDING GROUND FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Fine & Country West Wales
The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH
Tel: 01974 299 055| nigel.salmon@fineandcountry.com

