

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
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• ESTATE AGENTS •

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Est. 1998

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- **EARLY TO MID 19<sup>TH</sup> CENTURY CONVERTED AND EXTENDED FORMER WATER MILL.**
- **VERY WELL PRESENTED 4 BEDROOMED RESIDENCE.**
- **SUIT MULTI-GENERATIONAL LIVING.**
- **SUNNY SHELTERED PRIVATE POSITION.**
- **SET IN 8.82 ACRES. 6.5 ACRES OF GRAZING LAND.**
- **2 BEDROOMED SELF-CONTAINED MAISONETTE FLAT.**
- **2 ACRES OF MIXED BROADLEAF WOODLAND.**
- **2.5 MILES CARMARTHEN TOWN CENTRE.**

**Llanllwch Mill**  
**Llanllwch**  
**Carmarthen SA31 3RN**

**£545,000** OIRO  
**FREEHOLD**

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The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Floor 1



Shower Room  
4'9" x 6'10"  
1.46 x 2.09 m



*A delightfully situated early to mid-19<sup>th</sup> Century very well presented **converted and extended former WATER MILL** set in **8.82 acres of unspoilt grounds and land** with the Mill affording spacious **4 BEDROOMED/2 RECEPTION ROOMED** accommodation of **charm and character** that has been **sympathetically modernised and improved** together with an adjoining **2 BEDROOMED SELF-CONTAINED MAISONETTE FLAT** that affords excellent scope for use as a **Granny Annexe, multi-generational living or for letting purposes** all set well back **off the road** enjoying a **sunny sheltered position** within a quarter of a mile of 'Manor Way' that connects 'Alltynap Road' and the historical village community of Llanllwch which in turn is located **just off the Carmarthen to St. Clears A40 dual carriageway** within **1.8 miles of 'UWTSD', 'Parc Dewi Sant' and 'Canolfan S4C Yr Egin'** that is approached via 'Ffordd Pendre' (Carmarthen West link road) and is within **2.5 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

**Applicants may be interested to note that the property was a Water Mill for the grinding of corn and some lengths of the former Mill Race are still visible. The Mill Pond has been filled in many years ago.**

**ECONOMY 7 ELECTRIC HEATING** - programmable electric heaters.

**PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS.**





**THE FORMER WATER MILL** which has been sympathetically modernised in recent years retains **many character features** and comprises: -

**RECEPTION HALL 9' 9" x 6' 11" (2.97m x 2.11m)** with tile effect vinyl floor covering. Part opaque double glazed entrance door with leaded effect lights. Wall mounted electric heater. Cloak hooks. 2 Power points. Doors to the kitchen and

**UTILITY ROOM 9' 9" x 8' 11" (2.97m x 2.72m)** with tile effect vinyl floor covering. Electricity consumer units. Private water filtration and UV equipment. 6 Power points. Door to the adjoining garage.

**FITTED KITCHEN 17' 1" x 10' 10" (5.20m x 3.30m) overall** 'L' shaped with tile effect vinyl floor covering. 2 PVCu double glazed windows. Recessed downlighting to smooth skimmed ceiling. Wall mounted electric heater. 18 Power points plus fused point. USB charger port. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit, integrated AEG dishwasher, AEG ceramic hob with splashback, canopied cooker hood, AEG double oven and breakfast bar.

**DINING HALL 15' 6" x 11' 8" (4.72m x 3.55m)** with woodblock flooring. PVCu double glazed French door with side screens to and overlooking the side paved sun terrace, garden and stream. 4 Power points. Staircase to first floor. **UNDERSTAIRS STORAGE CUPBOARD**. Glazed double doors to the lounge. Door to

**SHOWER ROOM 6' 11" x 4' 9" (2.11m x 1.45m) overall** with tile effect flooring. PVCu opaque double glazed window. Wall mounted electric heater. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in dual head shower over and sliding shower door. Extractor fan.

**LOUNGE 22' 6" x 11' 11" (6.85m x 3.63m)** with double aspect. 3 PVCu double glazed windows - 1 picture - overlooking the river, meadow and side garden. 'T&G' boarded ceiling. Feature open stone fireplace. 9 Power points. 2 Wall mounted electric panel heaters. 2 Wall light fittings. Telephone point.

**STUDY 11' 10" x 7' 10" (3.60m x 2.39m)** with double aspect. 2 PVCu double glazed windows - 1 overlooking the river meadow. 'T&G' boarded ceiling. 6 Power points.

## **FIRST FLOOR**

**LANDING** with 2 wall light fittings to the stairwell.

**WALK-IN AIRING/LINEN CUPBOARD OFF 5' 6" (1.68m) in depth** with slatted shelving. Pre-lagged hot water cylinder. Immersion heater switch.

**BEDROOM 1 16' 6" x 9' 7" (5.03m x 2.92m)** with double aspect. 2 PVCu double glazed windows to front and rear. 8 Power points. Wall mounted electric heater.



**BATHROOM 9' x 5' 5" (2.74m x 1.65m)** with PVCu opaque double glazed window. Vinyl tiled floor. Wall mounted electric heater. Part tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and shower bath with electric shower over and shower screen. Extractor fan. Shaver point.



**BEDROOM 2 16' 11" x 12' 4" (5.15m x 3.76m)** with double aspect. PVCu double glazed windows to front and side. Alcove. Wall mounted electric heater. 6 Power points. Fitted wardrobe with folding doors.

**INNER LANDING** with 1 power point.

**REAR BEDROOM 3 14' x 11' 10" (4.26m x 3.60m) plus** built-in wall to wall/floor to ceiling wardrobes with louvre doors. Double aspect. Wall mounted electric heater. 2 PVCu double glazed picture windows overlooking the side garden and river meadow. 2 Wall light fittings. 6 Power points.



**REAR BEDROOM 4 11' 11" x 10' 10" (3.63m x 3.30m) ext. to 14'4 (4.37m)** with fitted floor to ceiling wardrobes with louvre doors. PVCu double glazed picture window overlooking the river meadow. 6 Power points. Wall mounted electric heater. 2 Wall light fittings. Shelved alcove.

## EXTERNALLY

The property is approached via a hardcore entrance drive the very first part of which is shared with the property known as 'Leat House' that extends in all for approximately 237 metres. There are front, side and rear lawned gardens that incorporate a side paved sun terrace. Ample private car parking.



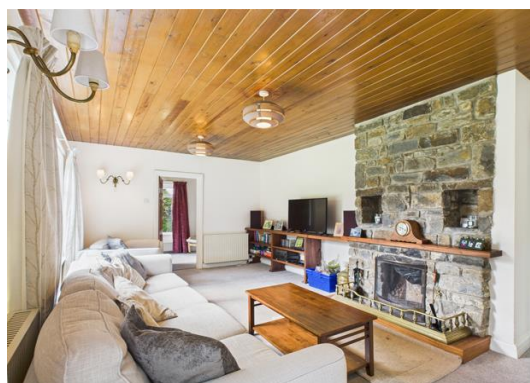
**INTEGRAL GARAGE/WORKSHOP 16' 8" x 15' 10" (5.08m x 4.82m)** with double door access. This room could easily be adapted/converted to provide additional living accommodation if so desired and subject to the necessary consents being obtained.

## **ADJOINING CAR PORT**

## **ENERGY EFFICIENCY RATING**

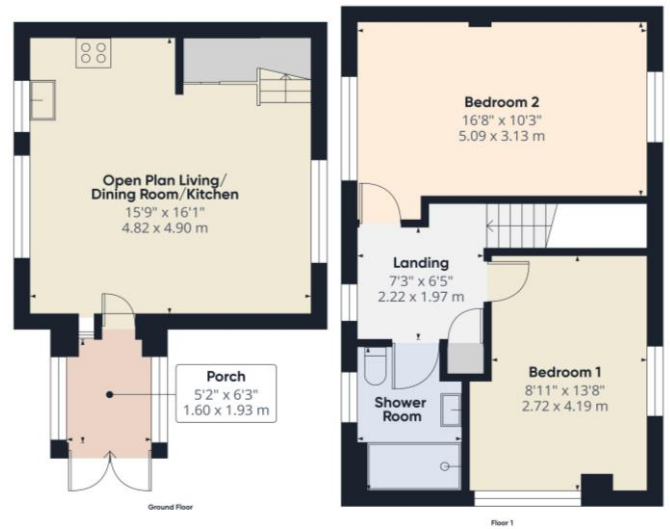
**LLANLLWCH MILL: - F (28).**

**ENERGY PERFORMANCE CERTIFICATE: -** The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: - 0166-3037-4205-4514-7204.**









**ADJOINING THE MAIN RESIDENCE** and approached from the side is a **SELF-CONTAINED MAISONETTE FLAT** that is presently let out on a Periodic Occupation Contract and which is suitable as a 'Granny Annexe', multi-generational living or for Residential Letting purposes. Smooth skimmed ceilings. Programmable electric heating, PVCu double glazed windows.

### **THE FLAT comprises: -**

**ENTRANCE PORCH 6' 3" x 5' 2" (1.90m x 1.57m)** half single glazed. Part opaque double glazed entrance door with leaded effect lights to

**OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN 16' 1" x 15' 9" (4.90m x 4.80m)** overall with mains smoke alarm. Recessed downlighting to smooth skimmed ceiling. 3 PVCu double glazed windows. 2 to fore - 1 to rear with a view. Boarded effect flooring. 17 Power points plus fused point. 2 USB charger ports. TV and telephone points. Range of fitted base and eye level kitchen units incorporating an electric oven, pan drawers, sink unit, ceramic hob with splashback and canopied cooker hood. Staircase to first floor. Understairs storage cupboard. Wall mounted programmable electric convactor heater.

**FIRST FLOOR** - pine panelled doors

**LANDING** with 2 power points. PVCu double glazed window.

### **BUILT-IN AIRING/LINEN CUPBOARD OFF**

**REAR BEDROOM 1 13' 8" x 8' 11" (4.16m x 2.72m) ext. to 10' 4" (3.15m)** with double aspect. Wall mounted programmable electric convactor heater. 8 Power points. 2 PVCu double glazed windows.

### **SHOWER ROOM**

with PVCu opaque double glazed window. Wall mounted programmable electric convactor heater. Boarded effect flooring. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in dual head shower over and sliding shower door.

**BEDROOM 2 16' 8" x 10' 3" (5.08m x 3.12m) ext. to 11' 5" (3.48m)**

with double aspect. 2 PVCu double glazed windows to front and rear both of which enjoy views over the surrounding countryside. Wall mounted electric programmable convactor heater. 6 Power points.

### **EXTERNALLY**

Side lawned garden.

**THE FLAT - ENERGY EFFICIENCY RATING: - E (51).**

**ENERGY PERFORMANCE CERTIFICATE: - 0756-2870-7241-9398-7475.**

**COUNCIL TAX: – Llanllwch Flat - Band A. 2025/26 = £1,509.38p. *Oral enquiry only.***









## **THE LAND**

The property is set within 8.82 acres of land that incorporates the hardcored entrance drive and parking area along with the gardens for both the Mill and letting unit. There is vegetation and mixed broadleaf woodland along the river bank. The grazing land extends for approximately 6.50 acres being in 3 separate enclosures, gently sloping in nature and laid to pasture suitable for grazing and cropping purposes. The land is classified as freely draining slightly acid loamy soil according to 'Soilscapes' and is accessed via gateways off the private lane which leads to the Mill itself. The land is bounded on its southern side by the 'Nant y Ci' river that provides a national water supply and it should be noted that both sides of this river are within the boundary of Llanllwch Mill and which is an a tributary of the 'Tawelan Brook'.

## **PUBLIC FOOTPATH**

Applicants should note that a Public Footpath transverses the property via the access lane to the edge of the parking area, through the 'kissing' gate and into the woodland beyond.

## **NOTE**

Applicants should note that the flat is presently let on a Periodic Occupation Contract that commenced on the 5th April 2025 - further details are obtainable of the Agents office.



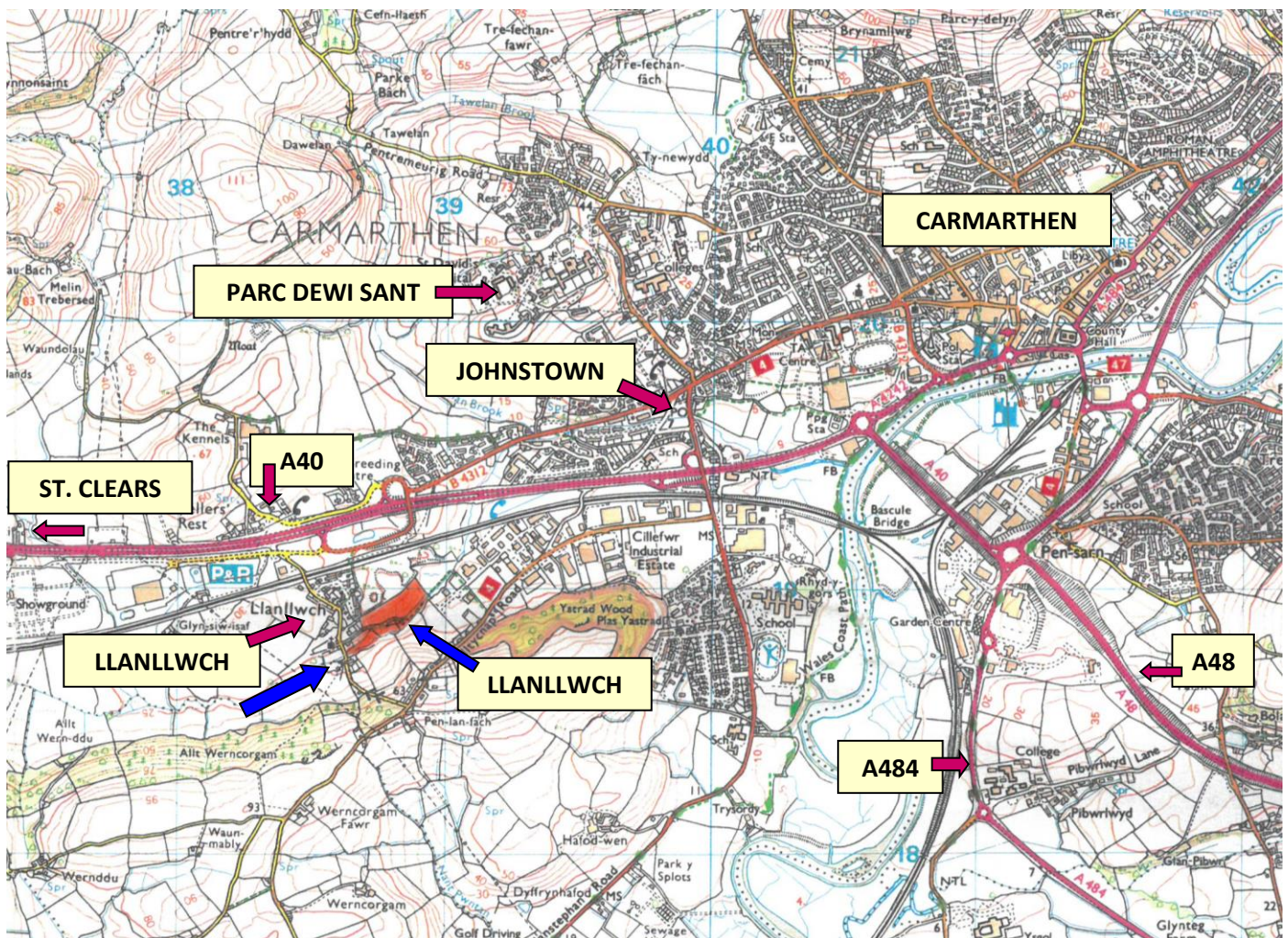




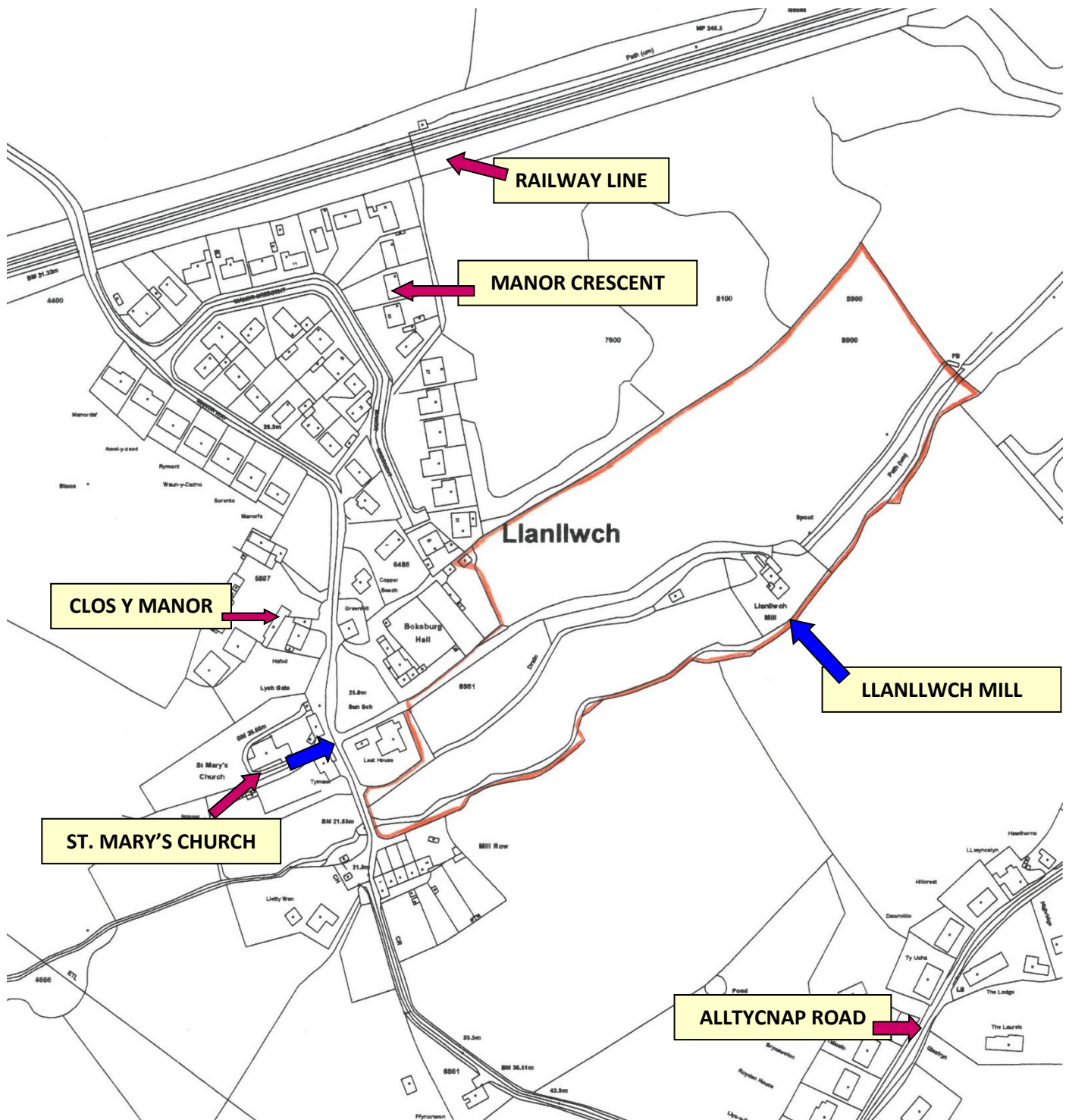




**DIRECTIONS:** - From **Carmarthen** take the **A40 dual carriageway** west towards '**St. Clears**' and having passed under the **second fly-over** turn **left** for 'Llanllwch' (**signposted**). Upon entering 'Llanllwch' from the A40 travel over the **hump-back railway bridge**, **past** the turning for 'Manor Crescent'. Continue along 'Manor Way', **past** the entrance to 'Clos y Manor' and **turn left just after 'Boksburg Hall'** **before** adjoining 'Leat House' **opposite** 'St Mary's Church'. Travel to the end of this un-made up private lane where the residence will be found.







**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**SERVICES:** - Mains electricity and drainage. Private water. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – Llanllwch Mill - Band F. 2025/26 = £3,270.32p. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

27.05.2025 - REF: 7052