

**S I L V E R
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P R O P E R T Y

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The East Barn, Felinfoel, Llanelli, Carmarthenshire, SA14 8LZ
£625,000

Listing QR code:



- Detached barn conversion full of character and original features
- Set within approximately 7.23 acres of gardens, woodland and natural surroundings
- Peaceful rural setting with excellent privacy
- Located within the highly desirable Swiss Valley area
- Spacious and well-presented throughout
- Flexible layout with 3 bedrooms
- Self-contained annex, ideal for multi-generational living or income potential
- Currently utilised as a successful holiday let, offering additional income potential
- Open-plan kitchen and dining area with countryside views
- Feature lounge with stone walls and wood burner
- Ground source heat pump and solar panels
- Private water supply and modern private drainage system
- Strong potential for a self-sufficient lifestyle
- Extensive outdoor space including lily pond, streams and mature planting
- Outbuildings including greenhouse, polytunnel and garden structures
- Ample off-road parking
- Easy access to coastal paths, countryside walks and local attractions
- Freehold | Chain free | Council Tax band: D and A | EPC: C

Silver Oak Property is proud to present for sale The East Barn, an exceptional detached barn conversion set within approximately 7.23 acres of private grounds, offering a rare combination of character, space and lifestyle appeal. Positioned in a peaceful rural setting, yet within easy reach of Llanelli and key amenities, the property successfully balances privacy with convenience.

The grounds are a key feature of the property, comprising mature gardens, woodland, natural water features and a striking lily pond. The setting offers a strong sense of space and independence, making it ideal for buyers seeking a lifestyle-driven purchase or a more self-sufficient way of living.

Internally, the barn has been thoughtfully converted to retain its original character while providing a practical and well-balanced layout. The main living area is centred around a welcoming lounge with exposed stonework and a wood-burning stove, creating a natural focal point. The kitchen and dining space is well proportioned and positioned to take full advantage of the surrounding views, making it equally suited to everyday living and entertaining.

The accommodation includes three bedrooms, with a flexible layout that can adapt to a range of requirements. A

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particularly strong feature is the separate wing, which functions as a self-contained annex. This space is well suited to multi-generational living, guest accommodation, or potential income use, subject to any necessary consents.

The property is currently operated as a successful holiday let, providing an additional income stream for the current owners. This further enhances the flexibility of the property and will appeal to buyers considering a combined lifestyle and investment purchase.

In terms of specification, the property has been designed with efficiency and sustainability in mind. Features include a ground source heat pump, solar panels, private water supply and a modern private drainage system, supporting a more cost-efficient and environmentally conscious way of living.

Externally, the land offers a variety of uses, from leisure and gardening to small-scale lifestyle use. The grounds also include a range of outbuildings, including a greenhouse, polytunnel and storage structures, all adding to the overall practicality of the property.

The location is well regarded locally, with close proximity to the Swiss Valley reservoir and surrounding countryside walks. Llanelli town centre, retail parks, schools and transport links are all easily accessible, ensuring day-to-day convenience.

Overall, The East Barn represents a rare opportunity to acquire a character property with land, flexible accommodation and strong lifestyle appeal in a highly sought-after setting.

Main Lounge approx. 4.9m x 8.2m 16'1" x 26'11"	Open Plan Kitchen and Dining Area approx. 4.9m x 7.8m 16'1" x 25'7"
Annex - Open Plan Living Room Kitchen approx. 4.9m x 4.9m 16'1" x 16'1"	Utility Area
WC	Landing
Family Bathroom	Study approx. 2.50m x 2.67m 8'2" x 8'9"
Master Bedroom approx. 4.77m x 5.30m 15'8" x 17'5"	En-suite Shower Room
Bedroom Two approx. 4.93m x 4.56m 16'2" x 15'	Annex - Bedroom Three approx. 4.93m x 4.93m 16'2" x 16'2"
Annex En-suite Shower Room	



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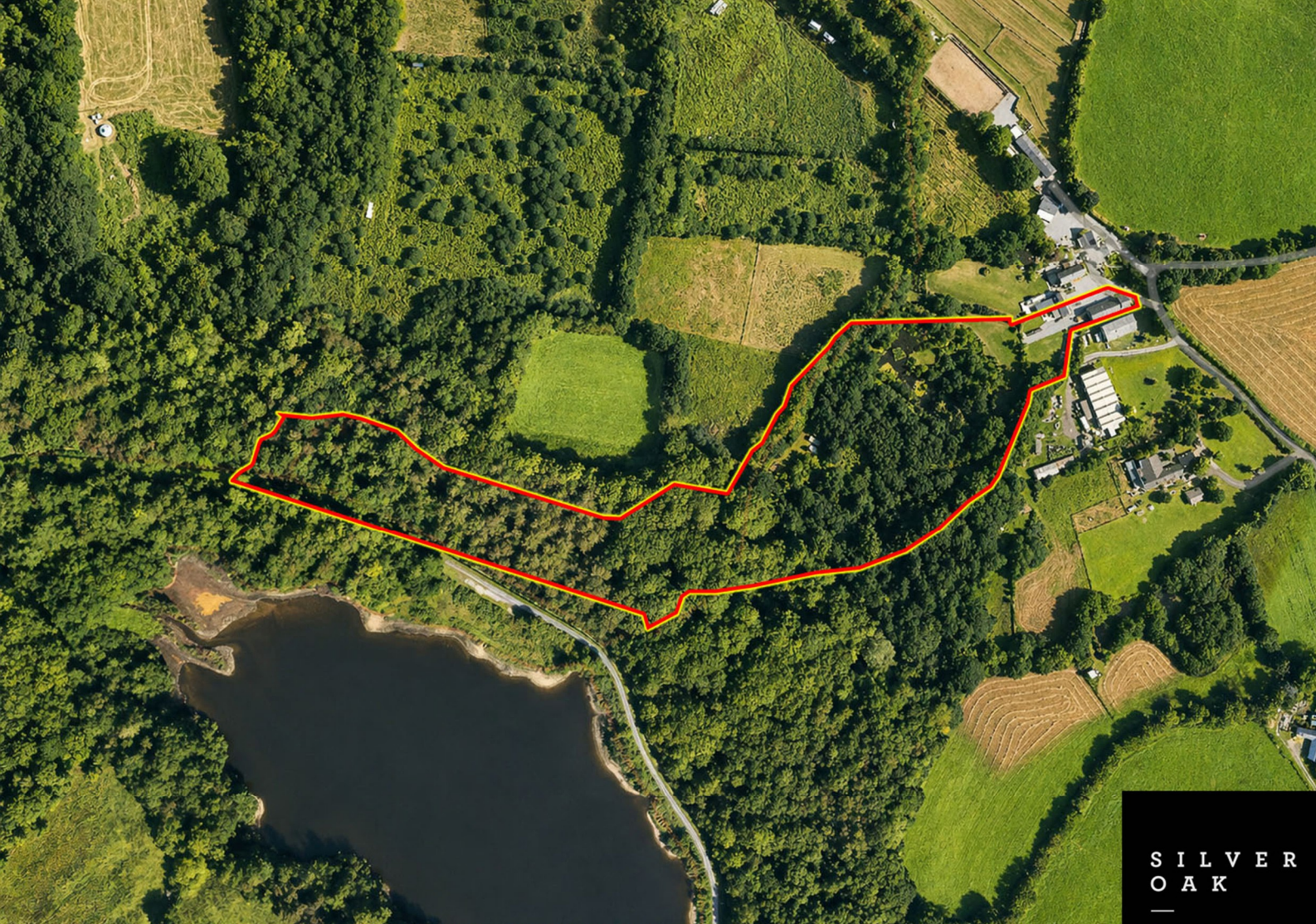
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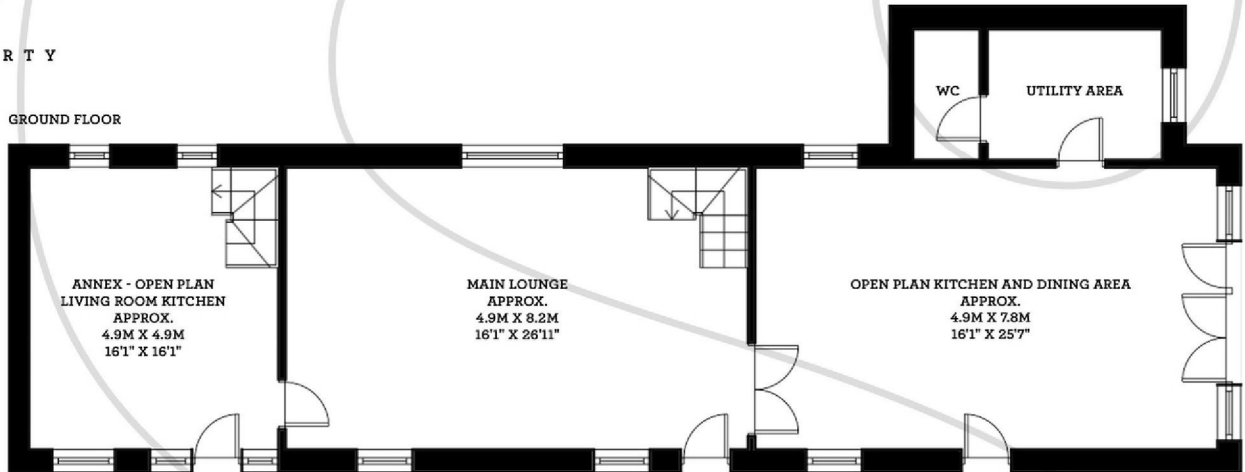
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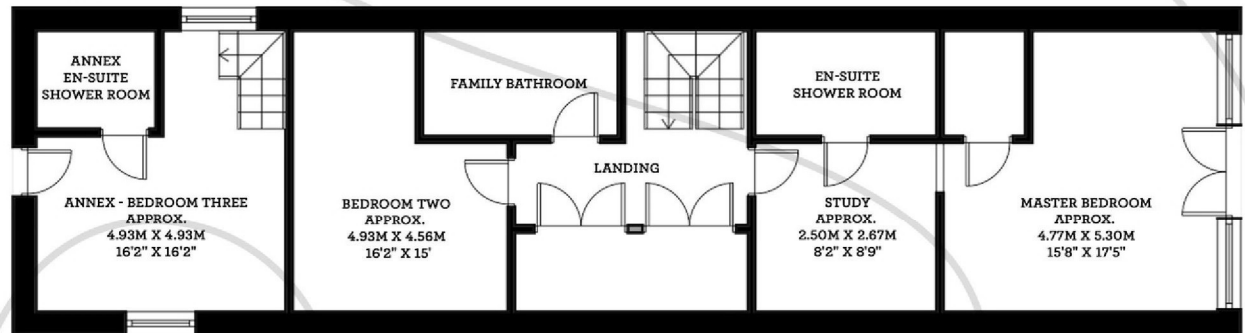
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GROUND FLOOR



FIRST FLOOR



This plan is for illustration purposes only and may not be representative of the property. Not to scale.

While every effort has been made to ensure the accuracy of the floor plan provided here, measurements of rooms and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Not to scale.

<p>The East Barn Felinfoel Llanelli Carmarthenshire SA14 8LZ</p>	<p>Energy rating</p> <p>C</p>	<p>Valid until: 13/07/2033</p> <hr/> <p>Certificate number: 5221-9432-0336-4004-0783</p>
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Property type:

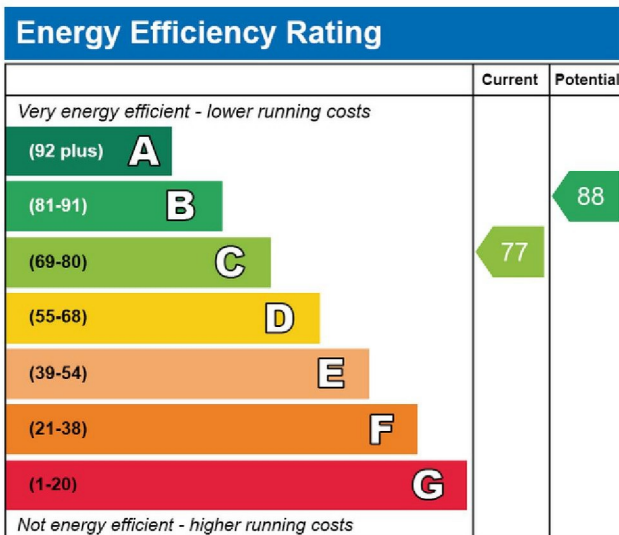
Barn Conversion

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE: These particulars has been collaboratively prepared with the seller in all good faith to provide a fair and comprehensive overview of the property. If there are specific aspects crucial to you, kindly verify with us, especially if you're travelling a considerable distance for a property viewing. It is essential to note that the sale of the property excludes certain items, namely: fitted carpets, curtains, blinds, curtain rods, poles, light fittings, kitchen appliances, sheds, and greenhouses, etc, unless expressly specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment mentioned in the sales details have not undergone testing, and as such, no warranty can be provided. Prospective buyers should ensure satisfaction on such matters before finalizing a purchase. Any provided areas, measurements, or distances are indicative and not precise. Property viewings are available by appointment only with Silver Oak Property at 07595939335.

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