



## Llwyn Y Fran, Maesybont, Llanelli, Carmarthenshire SA14 7SR

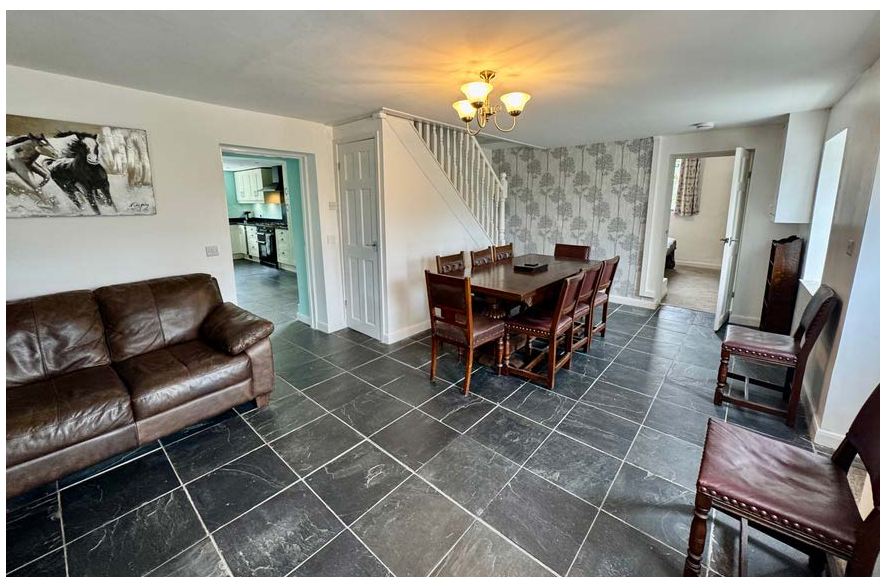
Guide Price £595,000

### Property Features

- Most conveniently situated 6.77 acre equestrian lifestyle property
- Semi-rural setting on periphery of Maesybont
- A short distance from the large village of Cross Hands
- Modern 2/3-bedroom farmhouse retaining many character features
- Stable block with 4-loose boxes and turn out area
- Two gently sloping gazing paddocks laid to pasture
- Commanding views towards Towy valley and wider Carmarthenshire countryside
- Offered with no forward chain

### Property Summary

A most conveniently situated 6.77 acre equestrian lifestyle property situated in a semi-rural setting on the periphery of the village of Maesybont and a short distance from Cross Hands village centre. This property offers a perfect combination of modern farmhouse living, set within landscaped grounds, established equestrian facilities with 4-loose boxes, turn out area/arena and two grazing paddocks.



## Full Details

### Description

A most conveniently situated 6.77 acre equestrian lifestyle property situated in a semi-rural setting on the periphery of the village of Maesybont and a short distance from Cross Hands village centre. This property offers a perfect combination of modern farmhouse living, set within landscaped grounds, established equestrian facilities with 4-loose boxes, turn out area/arena and two grazing paddocks.

The property enjoys a quiet yet highly accessible location on the periphery of the village of Maesybont and approximately 2.5 miles from Cross Hands village centre being home to an excellent range of amenities and services to include local, independent and national retailers / supermarkets, eateries, takeaway outlets, cinema, medical centre, and bilingual primary and secondary schools.

The property is also within easy reach of the A48 - M4 Link Road, providing excellent transport links into Llanelli, Carmarthen and Swansea, ideally suited for those travelling while offering the charm and privacy of countryside living, with commanding countryside views.

## ACCOMMODATION

### ground floor

#### Entrance Hall / Dining Room

6.21m x 3.88m (20' 4" x 12' 9") Door to front. Window to front. Stairs to first floor. Under stairs cupboard. Slate floors. Consumer unit.

#### Living Room

3.82m x 5.22m (12' 6" x 17' 2") Window to front. Window to rear. Feature electric fireplace. Slate floors. Vaulted ceilings and original beams

#### Study / Bedroom 3

2.73m x 3.86m (8' 11" x 12' 8") Carpet flooring. Window to side. Window to rear. Vaulted ceiling



## Kitchen / Breakfast Room

2.83m x 6.21m (9' 3" x 20' 4") Fitted base and wall units. One and half stainless steel sink unit with mixer tap. Granite Worktops. Gas Rangemaster cooker (5 rings) with extractor hood above. Dishwasher. Wine cooler. Pantry cupboard. Drawers. Slate tile effect floor with under floor heating. Window to rear. Window to side

## Rear Boot Room / Utility Room

1.86m x 2.11m (6' 1" x 6' 11") Window to side. Door to rear. Plumbing for washing machine/tumble dryer. Base unit with stainless steel sink unit and worktop. Baxi Propane wall mounted boiler. Central heating control panel. Slate tile floor



## Shower Room

1.9m x 1.78m (6' 3" x 5' 10") Shower cubicle. W.C. Wash hand basin. Window to side. Slate tile effect floor with underfloor heating. Extractor hood

## FIRST FLOOR

### Bedroom 1

2.91m x 6.17m (9' 7" x 20' 3") Window to front. Carpet floor. Storage cupboard. Attic hatch

### Bedroom 2

3.61m x 2.75m (11' 10" x 9' 0") X 2.46m x 2.80m (8' 0" x 9' 18") Window to rear. Window to side. Built in storage cupboards. Carpet flooring



## Family Bathroom

2.15m x 2.02m (7' 1" x 6' 8") Bath tub with shower over. W.C. Wash hand basin. Linoleum flooring.



## EXTERNALLY

### Grounds & Gardens

The property is approached off the highway via timber gated entrances, along a gravel driveway lane leading into the property with ample parking area for multiple vehicles to the rear and side on gravel and concreted areas, whilst the access lane continues through to the double garage, stable block and land to the rear.

The farmhouse itself benefits from landscaped grounds which surround on the front, side and rear, with several patio / seating areas, ideal for socialising and entertaining space overlooking the lawn grounds, surrounding farmland and far distance views. The grounds are landscaped with a range of flower beds, shrubs and bushes, bordered by hedgerows and timber fencing.

### Detached Garage

A garage with up and over door to front and side pedestrian door.

### Stable Block

Brick and block built consisting of 4 loose boxes with covered overhang to front.

- Stable 1 - 3.55m x 3.86m (11' 6" x 12' 6")
- Stable 2 - 3.63m x 3.56m (11' 9" x 11' 6")
- Stable 3 - 3.54m x 3.70m (11' 6" x 12' 1")
- Stable 4 - 3.53m x 4.27m (11' 5" x 14' 0")

Water tap and electricity / lighting.

### Turn Out Area / Arena

Stand / hardcore area with access to two paddocks.



## Farmland

The land is contained in two paddocks, with the first extending to 2.51 acres and the second extending to 3.34 acres accessed via a track which runs along the first paddock. The land is gently sloping in nature with well established hedgerow and fenced boundaries, suitable for both grazing and cutting purposes.

The land is classified as freely draining slightly acid but base-rich soils with areas of freely draining slightly acid loamy soils according to Soilscales.

## Further Information

### Tenure

We are advised the property is held on a Freehold basis with vacant possession upon completion.

### Services

We are advised that the property is connected to mains electricity and mains water supply. Private drainage via septic tank. Gas LP central heating system.

### Council Tax Band

Carmarthenshire County Council Band D.  
Approximately £2232 per annum.

### Energy Performance Certificate

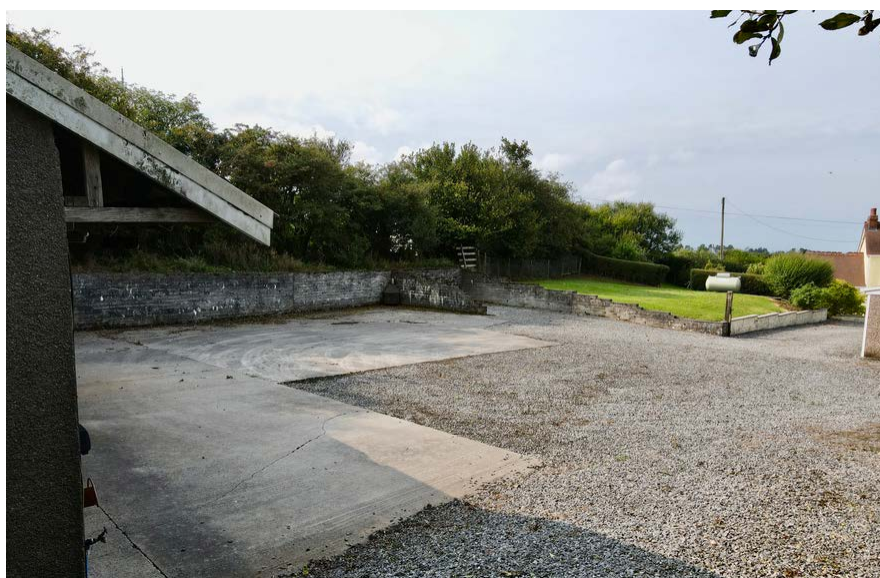
EPC Rating F (21).

### Plans, Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567



## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

## Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

## What 3 Word

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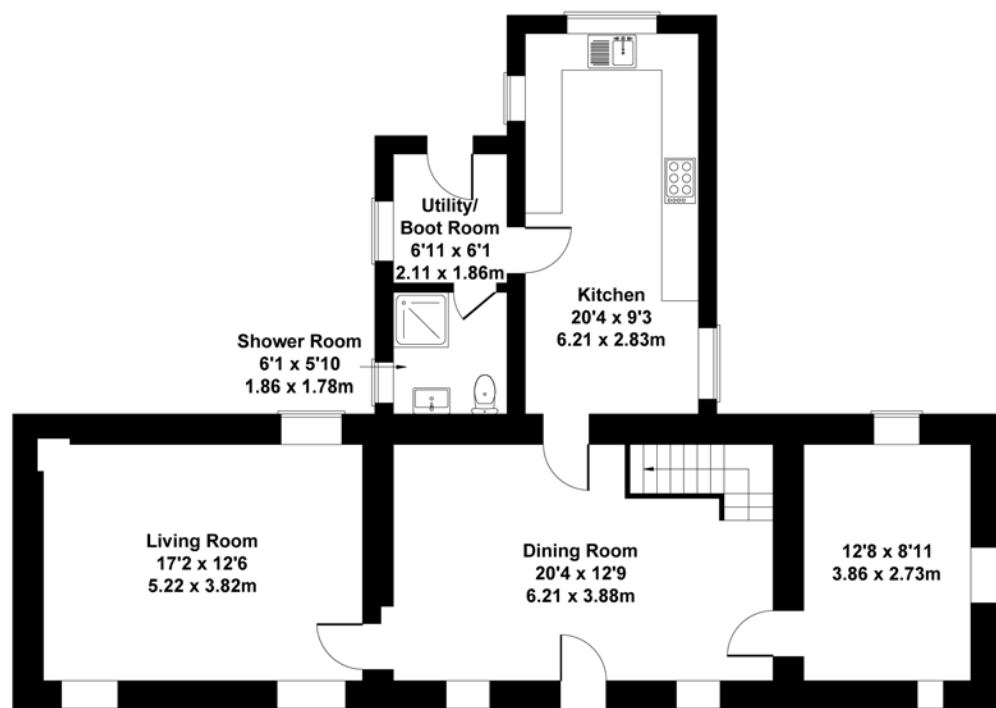
## Viewing

Strictly by appointment with the Sole Selling Agents. Please contact Rees Richards & Partners Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

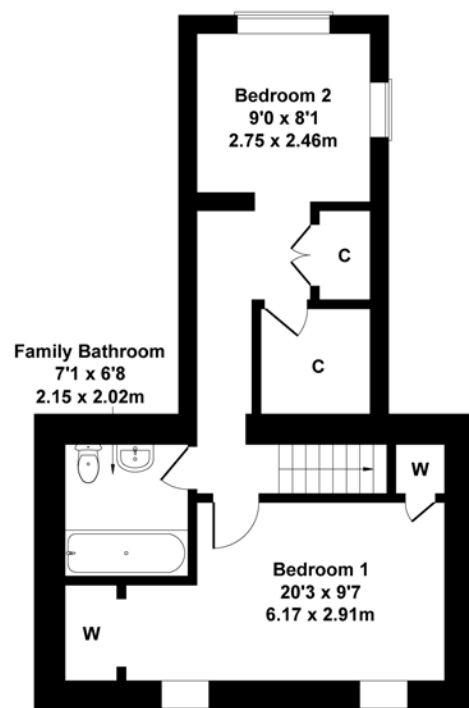
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	21	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area  
1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

