





Overview

A pleasantly located semi-rural small holding extending to approx. 8.91 acres, situated on the outskirts of the village of Brynamman and on the edge of the Brecon Beacons National Park, comprising a modern 3-bedroom farmhouse finished to a high standard, modern agricultural / workshop building, former farm buildings in need of repair and land.

The property is subject to a Rural Enterprise Occupancy - please see below for further information.

Situation

Hafan Fach lies on the outskirts of the village of Brynamman on the edge of the Brecon Beacons National Park, being the gateway to the Black Mountains and wider National Park mountain range, offering miles of walking and riding routes, whilst also being close to local amenities and facilities, to include primary school, public houses, cafes and convenient stores.

The local towns of Ammanford and Pontardawe lie 7 miles equidistance to the west and south - east respectively, offering an excellent array of high street stores, national retailers and supermarkets.

The property lies 12 miles equidistance from the M4 at Junction 45 (Ynysforgan, Swansea) and Junction 49 (Pont Abraham), providing excellent road links along the M4 corridor.



FARMHOUSE

Built to a high standard, this modern, energy-efficient farmhouse combines traditional features with contemporary finishes.

The accommodation briefly includes a spacious open-plan kitchen - dining room with large glazed windows and countryside views, a bright living room with wood-burning stove, three double bedrooms, to include a master with en suite and walk-in-wardrobe, a family bathroom and ground floor shower room, a utility room and cellar / lower ground floor plant room / storage area.

The house offers light-filled spaces and modern comforts, with clean finishes and large windows that frame the beautiful rural surroundings.



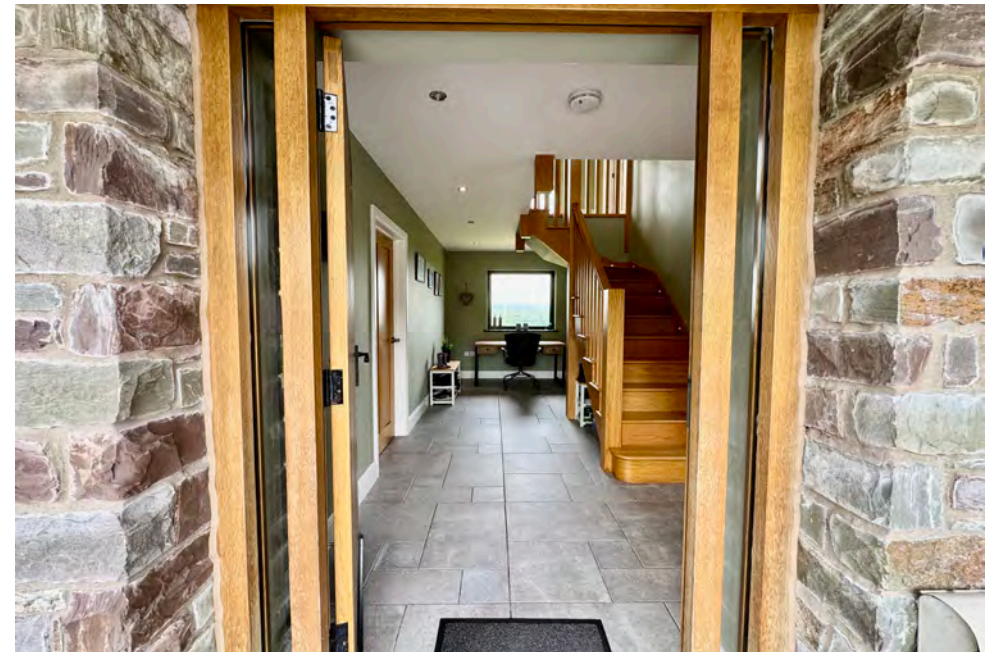
GROUND FLOOR

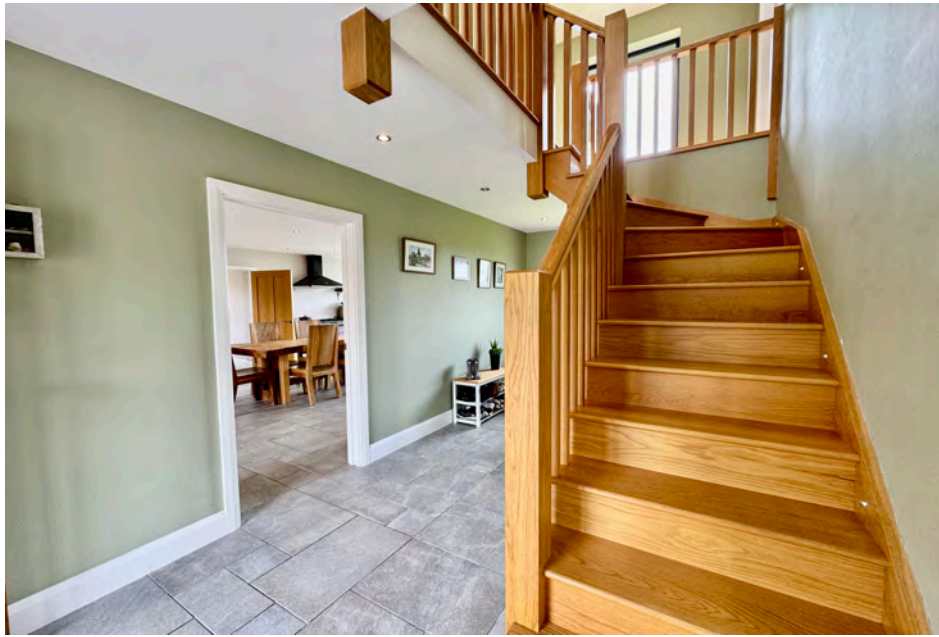
Entrance Hall & Study Area: 5.49m x 2.59m (18' 0" x 8' 6")

Entrance door leading into Entrance Hall Window to rear. Staircase to first floor. Tiled flooring. Under stairs cupboard/storage.

Living Room: 5.49m x 3.56m (18' 0" x 11' 8")

Tiled flooring. Window to front. Sliding door to the rear. Hwam log burning stove with slate hearth.





Kitchen - Dining - Living Room: 4.60m x 8.64m (15' 1" x 28' 4")

Fitted base kitchen units with quartz worksurfaces with bespoke custom made pantry cupboard, plumbing for fridge / freezer. Aga six four series. Belfast sink. Integrated NEFF dishwasher and wine cooler. Central island with oak worktop and breakfast bar area. Window to side and rear. Door to side - no balcony or steps to lead out onto.

Utility Room: 2.19m x 2.55m (7' 2" x 8' 4")

Fitted base units with plumbing for washing machine and space for tumble dryer. Consumer unit. Window to front. Door to side. Tiled flooring.

Cloakroom / Shower Room: 1.00m x 2.52m (3' 3" x 8' 3")

WC. Wash hand basin. Shower cubicle in needs completion. Extractor fan. Window to front. Tiled flooring.





FARMHOUSE - FIRST FLOOR

Landing Area

Stairs leading to the first floor with large glazed window to rear and solid oak flooring. Window to front. Cast iron radiators. PIV (Positive Input Ventilation) system.

Master Bedroom: 4.60m x 4.05m (15' 1" x 13' 3")

Vaulted ceiling with large floor to ceiling glazed window to rear and windows to side with slate window sills. Carpet flooring. Radiator.

Internal Hall: 1.49m x 1.09m (4' 11" x 3' 7")

Tiled flooring

Walk In Wardrobe / Dressing Area: 1.48m x 3.38m (4' 10" x 11' 1")

Carpet flooring

Ensuite: 3.28m x 2.46m (10' 9" x 8' 1")

WC. Two wash hand basins. Wet room styled shower. Extractor fan. Skylight to front and rear.





Bedroom 2: 2.72m x 4.59m (8' 11" x 15' 1")

Window to front. Carpet flooring. Cast iron radiator.

Bedroom 3: 2.99m x 3.56m (9' 10" x 11' 8")

Window to front. Carpet flooring. Cast iron radiator.

Family Bathroom: 3.56m x 2.35m (11' 8" x 7' 9")

WC. Wash hand basin. Freestanding bath tub with mixer tap and shower attachment. Walk in shower cubicle. Heated towel rail. Tiled flooring. Extractor fan. Window to rear, with cable in situ for smart window to be fitted.



Gardens & Grounds

The property is approached off the highway via a single track lane with gravel / turning area, with gated driveway entrance, leading to the front of the property with ample parking area for multiple vehicles.

The gravel lane continues down past the house to the modern / agricultural / workshop building with wider yard area which surrounds the building, providing useful storage / parking areas for vehicles, machinery etc.

The farmhouse benefits from lawn grounds to the side and rear, with excellent scope to create a balcony and seating areas directly accessed from the sliding doors of the kitchen and living room, providing entertainment and relaxing space overlooking the expansive grounds and the far reaching views.

Cellar: 4.56m x 2.55m (15' 0" x 8' 4")

Worcester boiler. Hot water tank and pressurised cylinder. Consumer unit.



Outbuildings

Modern Agricultural / Workshop Building

5.80m x 18.03m (19' 0" x 59' 2") Steel framed building with concrete block walls and box profile sheeted elevations. Pitched corrugated sheeted roof. Concrete floors. Two pedestrian door. Roller shutter door. CCTVs. Solar panels

Further Farm Buildings

Situated opposite the main farmstead in the fields are a range of farm buildings, of which are in need of repair / maintenance. The buildings benefit from access directly off the main A4069 and from the main farmstead via the fields.

Dutch Barn with attached former Cow Shed

Traditional stone construction with corrugated iron sheeted elevations and pitched roof.

Outbuilding

Concrete block construction under a mono pitched corrugated sheeted roof.

Handling Facility / Concreted Area





Farmland

The land is contained in several easy to manage enclosures currently laid to pasture, suitable for both seasonal grazing and cutting purposes, being gently sloping in nature, with the land below the farmstead being sloping in nature.

The land benefits from part hedgerow and part stockproof fencing with areas of stone walls.

We are advised the property benefits from grazing rights on the adjoining Common. Please see further information below.



Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

EPC Rating B (87).

Services

We understand that the property benefits from mains water, mains electricity, oil fired central heating system, private drainage via septic tank and solar panels. None of the services have been tested.

Council Tax Band

Council Tax Band E - approximately £2,728.07 for 2024 - 2025 for Carmarthenshire County Council.

Basic Payment Scheme

We are advised the property is registered. Entitlements are included in the sale.

I.A.C.S

We are advised the property is registered.

Wayleaves, Easements and Rights of Way

The property is sold 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 of not.

What 3 Word / Post Code

///diamonds.political.line / SA18 1AN

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £549,950.

Planning

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

Agent Note

We are advised the property is subject to a rural enterprise dwelling, which requires the occupancy of the dwelling to be restricted to a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

We must inform prospective applicants of sensitive information in relation to the sale of the property. Please contact the office for further information.

Plans, Areas & 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 / email: property@reesrichards.co.uk

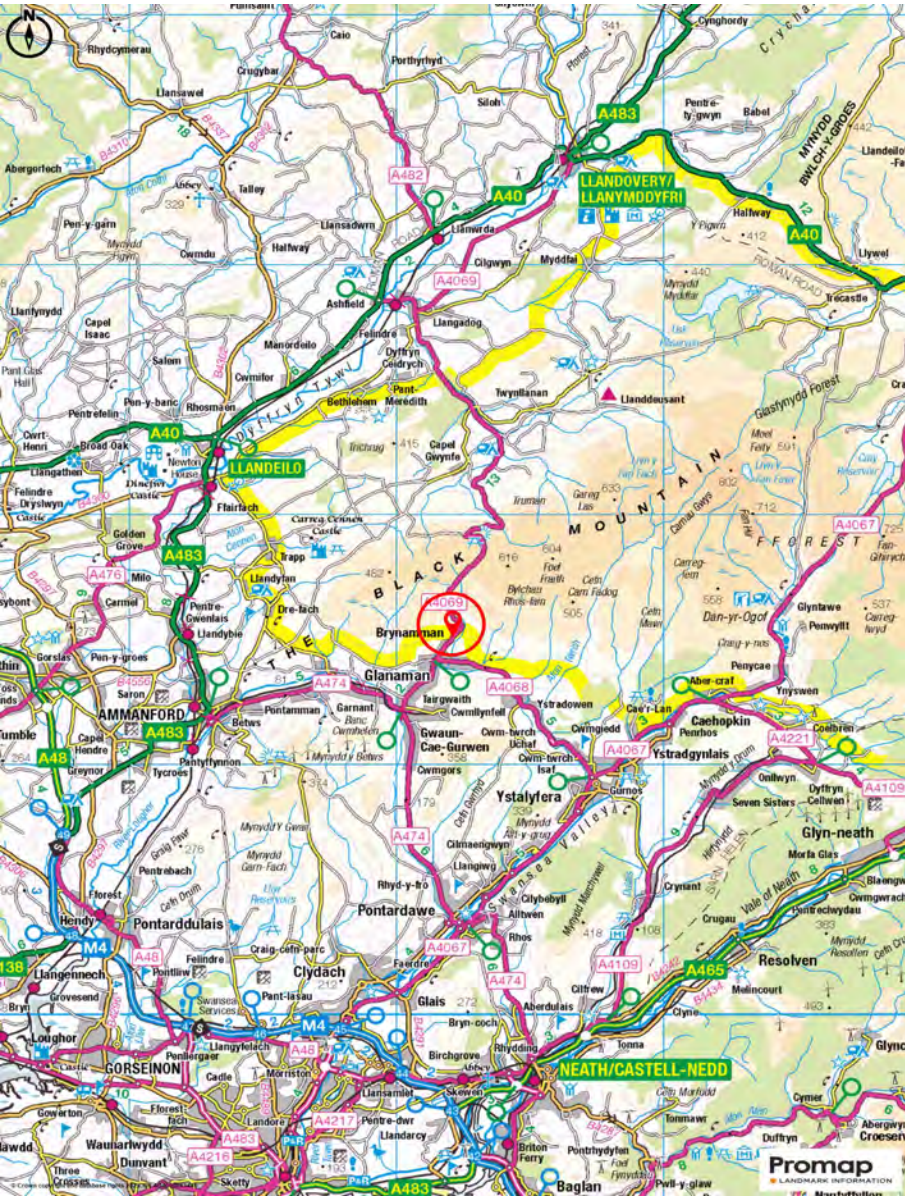
Local Authority

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

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Location and Situation Plans

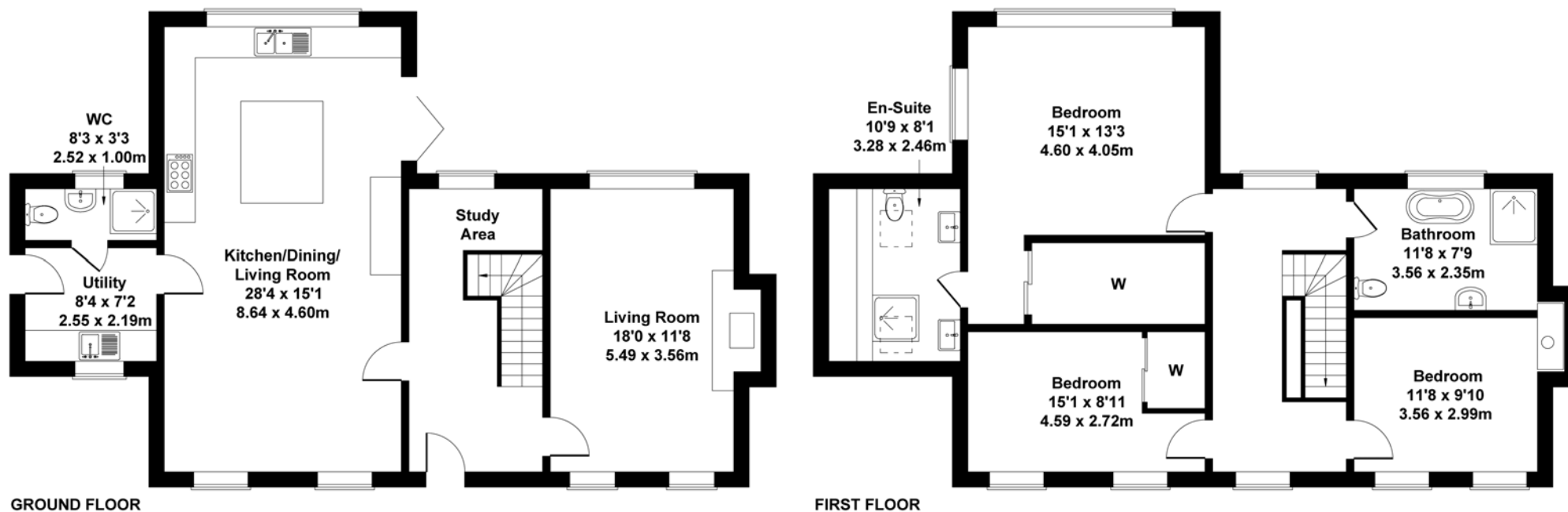
For identification purposes only



Floorplan

Hafan Fach, Mountain Road Upper Brynamman, Ammanford SA18 1AN

Approximate Gross Internal Area
1830 sq ft - 170 sq m



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



Swansea Head Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126

DX: 39568 SWANSEA1
F: 01792 468 384
property@reesrichards.co.uk
reesrichards.co.uk

