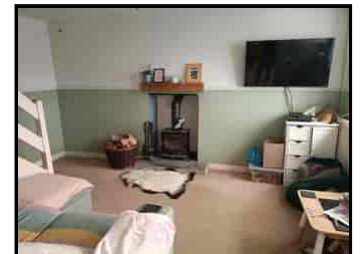


2.5 Acre Smallholding suitable for equestrian purposes or similar. Lovely cottage style property. Outbuildings include workshop/ garage and stable. Beautiful surrounding countryside. 2 Miles from the A 48 at Llanddarog.



Brynbach, Llangyndeyrn, Kidwelly, Carmarthenshire. SA17 5ET.

£425,000

R/5151/NT

A rare opportunity to acquire a superb two-bedroom cottage set in approximately 2.5 acres, including a pony paddock, in a peaceful and convenient location. Enjoying garden areas and offers privacy with no immediate neighbours. Ideally positioned just 1.5 miles from the dual carriageway at Llanddarog, providing excellent accessibility. The property retains a wealth of character and original charm, complemented by modern comforts such as double glazing, oil-fired central heating, and a wood-burning stove. Additional features include a spacious sunroom/conservatory to the front, well-kept grounds, a pony paddock, workshop, and glasshouse and Stable block. The nearby village of Llandyfaelog is just over a mile away, with the property also conveniently located between the popular villages of Llangyndeyrn and Llanddarog. Llanddarog offers a selection of well-regarded eateries, a traditional thatched-roof pub, and a picturesque church, along with easy access to the dual carriageway. The county town of Carmarthen lies approximately 6 miles away, offering a wide range of traditional and national retailers, primary and secondary schools, and excellent transport links including bus and rail services. Llanelli is around 15 miles distant, with further attractions including Pembrey Country Park, renowned for its expansive sandy beach, ski slope, cycling track, and woodland walks.



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Location

Conveniently situated in a pleasant rural setting between the popular villages of Llangyndeyrn and Llanddarog, the property enjoys the perfect balance of countryside living and accessibility. Both villages offer a welcoming community atmosphere, with Llanddarog particularly well known for its traditional thatched-roof public house, local amenities, and convenient access to the A48 dual carriageway, providing excellent road links across the region. The larger town of Carmarthen lies approximately 6 miles away and offers a comprehensive range of shopping, educational, and leisure facilities, along with bus and rail connections. The coastal town of Llanelli is also within easy reach, offering further retail outlets and access to the beautiful Carmarthenshire coastline. The surrounding area is well regarded for its scenic countryside and outdoor pursuits, with nearby attractions including Pembrey Country Park, known for its expansive sandy beach, woodland walks, and leisure activities. Highly desirable location offers a rural lifestyle while remaining well connected to nearby towns and amenities, making it ideal for a range of buyers. For leisure pursuits, Ffos Las Racecourse is approximately 8 miles away, alongside several well-regarded golf courses in the surrounding area, including Machynys, Ashburnham, and Carmarthen Golf Club. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Ground Floor

Utility Room

3.86m x 2.08m (12' 8" x 6' 10")

Entered via a double-glazed entrance door with matching double-glazed windows to the side and rear, the room is fitted with a range of base units with worktops over and incorporates a Belfast sink unit. There is plumbing for a washing machine and housing for a Worcester oil-fired boiler, which serves the central heating and domestic hot

water system. Additional features include a useful coat hanging area, tiled splash backs, tiled flooring, and a door leading to:

Kitchen

3.89m x 2.08m (12' 9" x 6' 10")

Double-glazed window to the rear, fitted with a stainless steel sink unit with single drainer and a range of work surfaces. Plumbing for a dishwasher, along with an electric oven and four-ring electric hob with extractor fan over. Additional features include a built-in wine rack, tiled splash backs, tiled flooring, radiator, and a door leading to:



Bathroom

3.00m x 2.13m (9' 10" x 7' 0")

Opaque double-glazed windows to the side and rear, the bathroom is fitted with a panelled bath with mixer tap and shower attachment, separate shower cubicle, low-level WC, and pedestal wash hand basin. The room is complemented by tiled walls, a chrome heated towel rail, and an additional radiator.



Living Room

4.19m x 3.20m (13' 9" x 10' 6")

Feature log burner set on a stone hearth with wooden mantel over, radiator, and patio doors leading to:



Conservatory

7.32m x 2.44m (24' 0" x 8' 0")

Enjoying a triple aspect with double-glazed windows to the front and sides, along with a double-glazed entrance door, the room also benefits from tiled flooring.



Sitting/ Office Room

3.23m x 3.30m (10' 7" x 10' 10")

Double-glazed window overlooking the sunroom, feature wood-burning stove set on a slate hearth, stairs rising to the first floor with useful storage cupboard beneath, dado rail, and radiator.



First Floor

Landing

Doors leading to :

Bedroom 1

3.35m x 2.26m (11' 0" x 7' 5")

Double-glazed window to the front enjoying pleasant views, complemented by exposed feature beams and a radiator.



Bedroom 2

4.22m x 3.28m (13' 10" x 10' 9")

Double-glazed windows to the front and side, creating a bright dual-aspect room, complemented by exposed feature beams and a radiator.



Externally

The property is accessed via a gated entrance leading to a parking and turning area at the front. There is a substantial garage/workshop measuring approximately 31'5" x 17'4", with a front-facing door. To the rear, the property benefits from a lean-to, greenhouse, 4 other outbuildings in addition to the large workshop inclusive of a log and hay shelter and a stable block with 2 x 12ftx12ft stables and 6ftx12ft tack room. The gardens are well maintained with level lawn area and mature shrubs. A further gateway provides access to a rear pony paddock, which is level to gently sloping and features a small pond at the far end.

Please note that within the property boundary, there is an area that has previously been used for the burial of one individual (further details available from the vendor or

agent).





Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and Oil central heating along with a log burner.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

EPC Rating: E (40)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

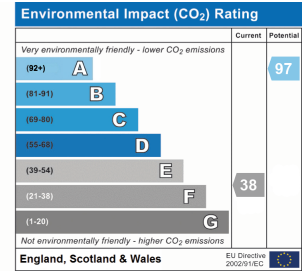
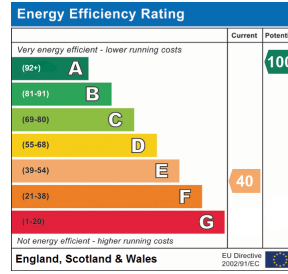
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : Leaving Carmarthen Start in Carmarthen town centre. Take the A484 south-west, following signs for Kidwelly/ Llanelli. Continue on A484 Stay on the A484 for about 4–5 miles. You'll pass through rural countryside and small villages. Turn towards Llangyndeyrn Look for a right turn signposted for Llangyndeyrn / Pontyates. Turn onto the B4309 / local road toward Llangyndeyrn. Follow road continue for about 1–2 miles. You'll pass farms and scattered houses. Final approach to SA17 5ET Near Cwmisfael / Llangyndeyrn area, turn onto the local lane leading to Brynbach (may be signposted or require sat nav). □ SA17 5ET

For further information or to arrange a viewing on this property please contact :

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