

*Character Property Superbly Presented With 3 Acres of Land. Multi Generational Living or Family Home. Various Outbuildings Makes it a Versatile Residence & Suitable For Equestrian Purposes or Similar.*



Wenallt, Saron, Llandysul, Carmarthenshire. SA44 5ED.

£700,000

A/5491/NT

A superb character residence with far reaching views. Well set out for family living, multi generational living with the property having been well looked after and offering light and roomy accommodation. Over 3 acres of land which is set to the rear of the property being level. Suitable as equestrian or a bit of the good life and create some superb gardens. The property has been lovingly cared for and offers versatile accommodation with lovely open plan kitchen area and 3 living rooms with sun room to rear. 6 generously sized bedrooms with 2 having an en suite and family bathroom. Various outbuilding are included and 3 acres of ground and land are set around the property and mostly to the rear.

Situated on the edge of the village of Saron close to Rhos and Llangeler.



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## Location

Close to the villages of Rhos, Saron and Llangeler. They offer junior school, garage and shop, eateries and places of worship. Llandysul 4 miles, Newcastle Emlyn 6 miles. Towns are nearby both offer excellent shopping facilities and day to day facilities including secondary schools. The county town of Carmarthen is 14 miles approx. Offering good shopping facilities, Hospital, University, eateries with M4 dual carriageway connection, Bus and mainline train station. To the north of the property is the beautiful Ceredigion coastline with the popular destinations of Aberaeron, New Quay ( 19 Miles), Mwnt and Gwbert within easy traveling distance.

## Kitchen

5.51m x 5.66m (18' 1" x 18' 7")

Make piece Handmade Kitchen which includes. Range of base units with Granite worktops over and matching wall units and Island unit with incorporated breakfast table. . One and a half bowl sink unit with mixer tap attachment. Fitted dishwasher ( Not Working). Falcon cooking range with double oven and Induction 5 ring hob and extractor fan over. Wine rack, saucepan drawer and shelved tall cupboard. Triple aspect to front side and rear. Entrance door.



## Dining Room

3.88m x 4.08m (12' 9" x 13' 5")

Tiled floor, radiator and window to front.



## Rear Hallway

Staircase, tiled floor, 2 x radiators, Stained glass window, door to store room and





### Cloakroom

WC and wash hand basin. Wall tiles, Radiator and window to side.

### Living Room

3.18m x 7.14m (10' 5" x 23' 5")

LP gas flame effect fire original surround and hearth. Window to front. Radiator, recess shelved area storage cupboard below. Window to front and rear.



### Inner Hallway

Radiator and doors to

### Utility

3.14m x 2.22m (10' 4" x 7' 3")

Triple aspect to rear and rear door. Range of base units with worktops over and matching self display unit. Sink unit with single drainer. Plumbing for washing machine and tumble drainer. Tiled floor. Gas hob ( LPGas). Radiator.



### Boot Room / Utility

3.24m x 4.30m (10' 8" x 14' 1")

### Sitting Room

3.16m x 7.14m (10' 4" x 23' 5")

Window to rear and radiator.

### Bedroom

3.02m x 3.44m (9' 11" x 11' 3")

Window to front and radiator. Door to



## En Suite

2.57m x 1.54m (8' 5" x 5' 1")

Panelled bath with shower and curtain over. Pedestal wash hand basin. WC. Tiled floor and walls.



## Office / Bedroom

3.47m x 3.00m (11' 5" x 9' 10")

Window to rear and radiator.



## Sun Room

4.86m x 4.71m (15' 11" x 15' 5")

Triple aspect to front, side and rear. Wooden floor and radiator. French doors to rear.



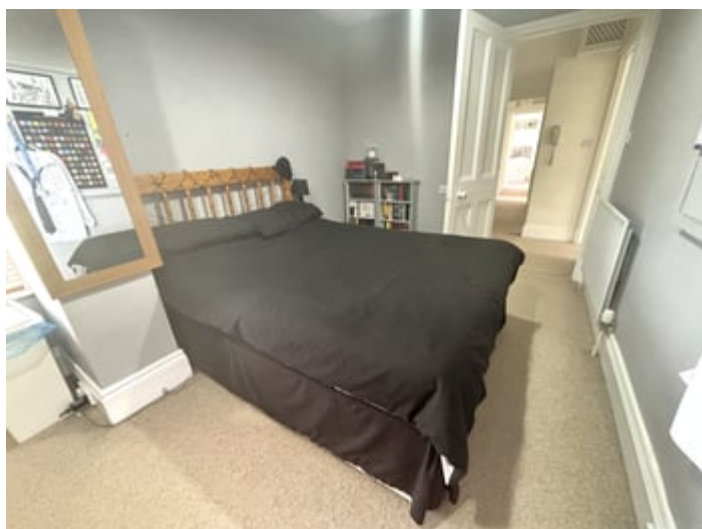
## Landing

Doors to

## Bedroom

4.51m x 4.26m (14' 10" x 14' 0")

Window to front and rear. Radiator.



## Bedroom

3.88m x 3.20m (12' 9" x 10' 6")

Window to front. Fitted wardrobe and radiator.





## Bedroom

3.83m x 3.81m (12' 7" x 12' 6")

Fitted cupboard and wardrobe. Radiator and door to



## En Suite

1.56m x 2.36m (5' 1" x 7' 9")

Panelled bath with mixer tap and shower attachment. Shower curtain over. Vanity wash hand basin, radiator and window to front.



## Family Bathroom

3.24m x 1.95m (10' 8" x 6' 5")

Panelled bath, vanity sink unit. WC and wall tiles.



## Separate WC

WC and wash hand basin.

## Bedroom

2.44m x 2.10m (8' 0" x 6' 11")

Window to rear. Fitted wardrobe and cupboard.

## Bedroom

3.69m x 3.35m (12' 1" x 11' 0")

Fitted wardrobe and cupboard. Window to rear. Door to



## En Suite

Jacuzzi Bath. WC. Vanity wash hand basin. Shower cubicle, towel radiator and radiator. Window to front. Store cupboard.



## Externally

Private drive leading up to the parking and turning area. Front and side lawned gardens with mature tree cover to front and side giving privacy and open area to rear to enjoy the great views of the surrounding countryside. The land is to the rear of the property and is level with mature hedge line boundary.





## **Outbuildings**

Large log store and dog kennel with concrete pad run to front. Store shed.



## **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil central heating.

## **Tenure and Possession**

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

## **Council Tax Band**

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

## **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.



Ground Floor  
Approx 184 sq m / 1984 sq ft



First Floor  
Approx 114 sq m / 1231 sq ft



## MATERIAL INFORMATION

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**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (47)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

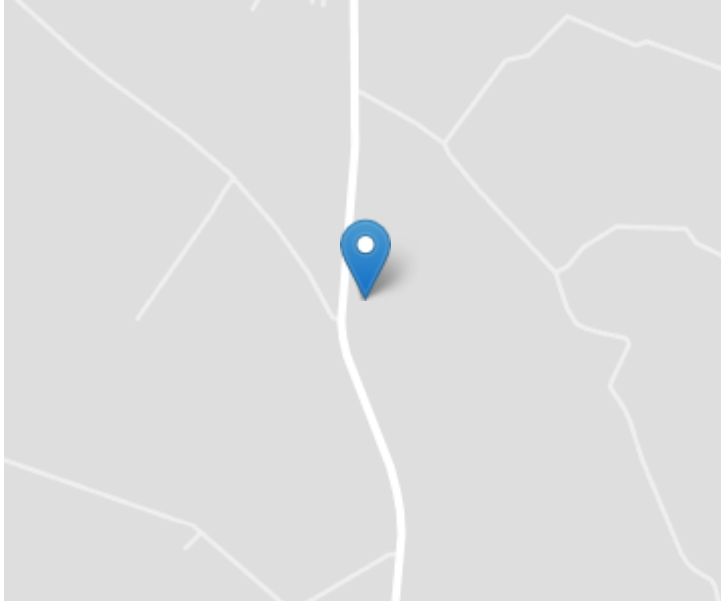
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

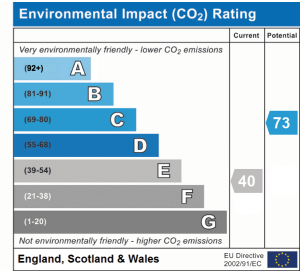
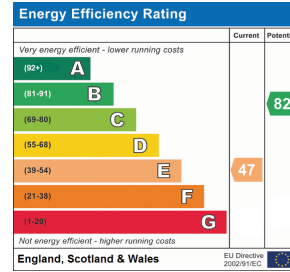
**Any easements, servitudes, or wayleaves?** No

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



## Directions

From Carmarthen take the A 484 North, travelling through Bronwydd, Conwyl Elfed, Cwmdud and onto Saron. Pass the Lamb Inn public house on the left hand side and carry on for 200 yards and the property will be found on the right hand side ( Before the school and opposite the turning for Felindre).



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

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