



## Lletty Tegan Farmhouse, Rhydargaeau, Carmarthen, Carmarthenshire SA32 7HY

£560,000 For Sale

### Property Features

- Well-presented 3/4 bedroom detached farmhouse
- Recently modernised kitchen - diner to a high standard
- Edge of Rhydargaeau village, only 4.5 miles from Glangwili Hospital and 6 miles from Carmarthen town centre
- Driveway parking for multiple vehicles and enclosed lawn gardens
- Pretty valley setting with countryside views
- 68 acre farm also available by separate negotiation - contact Agent for details

### Property Summary

A recently modernised 4 bedroom detached traditional Welsh farmhouse positioned in a pretty countryside setting on the periphery of the popular village of Rhydargaeau, Carmarthen.



## Full Details

### Situation

The property lies 0.5 miles off the A485 in the centre of the village, at the end of a no-through adopted single track highway with a driveway leading into a private driveway / parking area. The village is home to a petrol station, with Post Office and convenience store and a bus stop, whilst a primary school can be found in the nearby village of Peniel, 2.5 miles to the south. The county town and administrative centre of Carmarthen lies 6 miles to the south, being home to an excellent range of amenities and service to include high street and national retailers & stores, eateries, supermarkets, bilingual education provisions and a train station with direct links along the Paddington line, whilst Glangwilli Hospital and the A40 dual carriageway can both be reached within 4.5 miles.

### Accommodation

#### Ground Floor

##### Utility Room

2.81m x 3.34m (9' 3" x 10' 11")

Window to rear, door to side, tiled flooring, plumbing for washing machine, base and wall units.

##### Kitchen - Diner

10.04m x 4.00m (32' 11" x 13' 1")

Base cupboards with granite work surfaces above, with wall cupboards to include feature glass doors, with integrated appliances to include AEG steam oven / cooker & microwave, induction hob with built in extractor fan, Bosch dishwasher, wine cooler, fridge/freezer, baumatic espresso centre coffee machine, copper sink, 4-oven Aga with two hobs and hot plate, pantry cupboard with draws and pull out shelving unit. Radiator and tiled flooring.

##### Rear Entrance Hallway

2.36m x 1.37m (7' 9" x 4' 6")

Door to side and tiled flooring.

##### Cloakroom

1.48m x 0.99m (4' 11" x 3' 3")

Window to rear. W.C. Wash Hand Basin.



### Front Entrance Hall

Stairs leading to the first floor, radiator and door to front.

### Living Room

4.84m x 8.36m (15' 11" x 27' 5")

Multi-fuel fire place, windows to the front and two radiators.

### Dining Room

4.93m x 3.12m (16' 2" x 10' 3")

Window to front and multifuel stove.

### First Floor

#### Landing

Window to rear carpet flooring.

#### Bedroom 1

3.74m x 5.41m (12' 3" x 17' 9")

Window to front and radiator.

#### Office

2.91m x 1.48m (9' 7" x 4' 10")

Window to front, radiator and BT phoneline.

#### Master Bedroom

4.54m x 4.38m (14' 11" x 14' 4")

Window to front, laminate flooring and built in storage.

#### En-suite

1.43m x 2.25m (4' 8" x 7' 5")

Shower cubicle. W.C. Wash hand basin.

#### Bedroom 3

5.39m x 3.27m (17' 8" x 10' 9")

Window to front, carpet and radiator.

#### Cloakroom

0.81m x 1.41m (2' 8" x 4' 8")

Window to side. Wash hand basin. WC





### Family Bathroom

2.09m x 2.67m (6' 10" x 8' 9")

W.C, wash hand basin, free standing bath tub, shower and sauna Aqualyx, towel rail. Window to side.

### Airing Cupboard

Hot water tank and shelving unit.

### Grounds & Gardens

The property is approached via a timber gated entrance benefitting from a gravel parking area for multiple vehicles and a large lawn area to the rear, contained within an enclosed timber fence boundary.

### Further Information

#### Tenure

The property is held on a Freehold basis with vacant possession upon completion.

#### Services

We understand that the property benefits from main electricity, oil fired central heating system, a private water supply via a borehole which is shared with a nearby residential property and private drainage.

#### Energy Performance Certificate

EPC Rating E (46).

#### Council Tax Band

Band F - approx. £2,958 per annum for 2024-2025 for Carmarthenshire County Council.

#### Wayleaves, Easements and Right 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, stays, cables, drains and water, gas and other pipes, whether referenced or not. The property lies at the end of a no-through adopted single track highway with a driveway leading into the property.





### Plans, Areas & Schedules

A 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.

### Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £560,000.

### Planning

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

### Local Authority

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

### What 3 Word / Post Code

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### Viewing

Strict by appointment with the agents Rees Richards and Partners.

Please contact Carmarthen Office for further information :

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email

rhys.james@reesrichards.co.uk



Ground Floor



First Floor

Total Area: 218.4 m<sup>2</sup> ... 2350 ft<sup>2</sup>

All measurements are approximate and for display purposes only.