

A superbly positioned country smallholding set in approximately 7.49 acres in the unspoilt Duad Valley. North Carmarthenshire, West Wales



Brynhaul, Cwmdud, Carmarthen, Carmarthenshire. SA33 6XA.

£650,000

REF: A/5169/LD

*** A superbly positioned country smallholding *** Modern and extended country residence with 4 bedroomed, 2 bathroomed accommodation *** Set in approximately 7.49 acres in the unspoilt Duad Valley *** Superior residence recently modernised and perfectly suiting Family accommodation *** Oil fired central heating, UPVC double glazing and privately owned solar panels for hot water

*** Private/gated track leading to an extensive gravelled yard area *** Timber built stable block, workshop and hay barn *** Four pasture paddock being sloping grazing land with good gated access points *** Includes 3 acres of mature woodland - Self sufficiency

*** Edge of Village location - A short drive to the County Town of Carmarthen *** Private and not overlooked - Yet being convenient *** Viewing recommended - An unrivalled country smallholding *** Contact us today to view



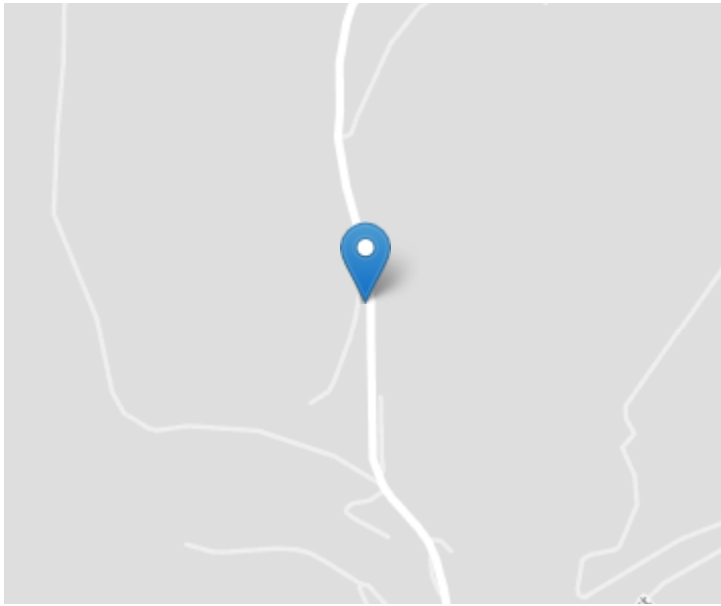
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LOCATION

Well positioned with no near Neighbours and being approximately 10 miles equidistant from the Market Towns of Newcastle Emlyn, to the North, and the County Town and Administrative Centre of Carmarthen, to the South, offering a good range of everyday facilities. The property itself is private and not overlooked yet being convenient to the nearby Villages and Towns.

GENERAL DESCRIPTION

Brynhaul is a highly appealing and private country smallholding set in approximately 7.49 acres. The property has been extended in recent years and now offers a superior 4 bedroomed, 2 bathroomed Family proportioned accommodation along with a modern kitchen and stylish bathroom suites.

Externally it enjoys an elevated position with far reaching views over the Duad Valley. The land surrounds the property and the property is approached via its privately owned track. The land is evenly split between mature woodland and sloping pasture paddocks.

In all a highly desirable property suiting those with Equestrian pursuits, Animal rearing or for those wanting peace and tranquillity. The property in particular offers the following.

THE ACCOMMODATION

RECEPTION HALLWAY



Accessed via a UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard, tiled flooring, exposed stone walls, radiator.

LIVING ROOM



22' 9" x 13' 4" (6.93m x 4.06m). With an impressive stone fireplace with a slate hearth housing a large multi cast iron stove, two radiators, UPVC front entrance door.

LIVING ROOM (SECOND ANGLE)**KITCHEN (SECOND ANGLE)****LIVING ROOM (THIRD ANGLE)****UTILITY ROOM****KITCHEN**

17' 1" x 15' 8" (5.21m x 4.78m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, separate breakfast bar, sink and drainer unit, electric double oven, 4 ring hob with extractor hood over, tiled flooring, rear entrance door, spot lighting.

11' 6" x 11' 1" (3.51m x 3.38m). With modern fitted units with a range of wall and floor units, stainless steel sink and drainer unit, Worcester oil fired central heating boiler (fitted in 2021), plumbing and space for automatic washing machine and tumble dryer, side entrance door, tiled flooring.

INNER HALLWAY

Leading to

CLOAKROOM

Having a stylish suite with low level flush w.c., wash hand basin, tiled walls, radiator.

SITTING ROOM



16' 3" x 13' 7" (4.95m x 4.14m). With patio doors opening onto the rear garden area storage alcove, radiator, staircase to the mezzanine floor above.

MEZZANINE/OFFICE/BEDROOM 4



16' 4" x 13' 7" (4.98m x 4.14m). With two Velux roof windows, balcony overlooking the Sitting Room.

FIRST FLOOR

GALLERIED LANDING



With an unique full height window, access to the loft space, airing cupboard housing the hot water cylinder and immersion heater and controls to the solar panels.

PRINCIPAL BEDROOM 1



17' 1" x 15' 8" (5.21m x 4.78m). With patio doors to the Juliette balcony to the side enjoying fine rural views, radiator.

EN-SUITE SHOWER ROOM TO BEDROOM 1

Having an impressive and stylish suite comprising of a double shower cubicle with mains shower and side screen, wash hand basin with shaver point, low level flush w.c., heated towel rail, tiled walls and floor.

BEDROOM 2

15' 6" x 9' 5" (4.72m x 2.87m). Currently utilised as a Dressing Room, with radiator.

BEDROOM 3

16' 7" x 12' 6" (5.05m x 3.81m). With radiator and loft access.

FAMILY BATHROOM

A stylish 4 piece with a shower cubicle with mains shower, corner jacuzzi bath, low level flush w.c., wash hand basin, fully tiled walls and floor, heated towel rail.

EXTERNALLY**RANGE OF OUTBUILDINGS**

STABLES



22' 0" x 14' 0" (6.71m x 4.27m). Of timber construction with electricity connection and currently split into two stables.

STABLES (SECOND IMAGE)



HAY STORE

12' 0" x 10' 0" (3.66m x 3.05m). With lighting.

WORKSHOP

22' 0" x 14' 0" (6.71m x 4.27m). With double entrance doors.

LEAN-TO CAR PORT

12' 0" x 12' 0" (3.66m x 3.66m).

GARDENS



The property enjoys a low maintenance and generous rear garden that boasts amazing views over the Dulad Valley and the surrounding countryside. The garden has been laid mostly to decorative gravelled areas with two pergolas and ample outdoor entertaining and dining areas. The garden also benefits from a terraced lawned area that leads onto the various paddocks.

GARDENS (SECOND IMAGE)



GARDENS (THIRD IMAGE)



LAND



In all the property extends to approximately 7.49 ACRES or thereabouts and is split evenly between woodland and pasture paddocks.

LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



PASTURE PADDOCKS

In all there lies four manageable paddocks being sloping grazing land, being fenced and gated, and offering the perfect opportunity to keep Animals or for Equestrian purposes, etc.

WOODLAND



The property enjoys pockets of mature woodland offering self sufficiency, privacy and alternative uses.

WOODLAND (SECOND IMAGE)



PARKING AND DRIVEWAY

The property enjoys gated private track entrance leading to a large gravelled yard area.

CAR PORT



YARD AREA



FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS FROM PROPERTY



AGENT'S COMMENTS

A highly appealing country property set in a delightful and private position.

TENURE AND POSSESSION

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


COUNCIL TAX

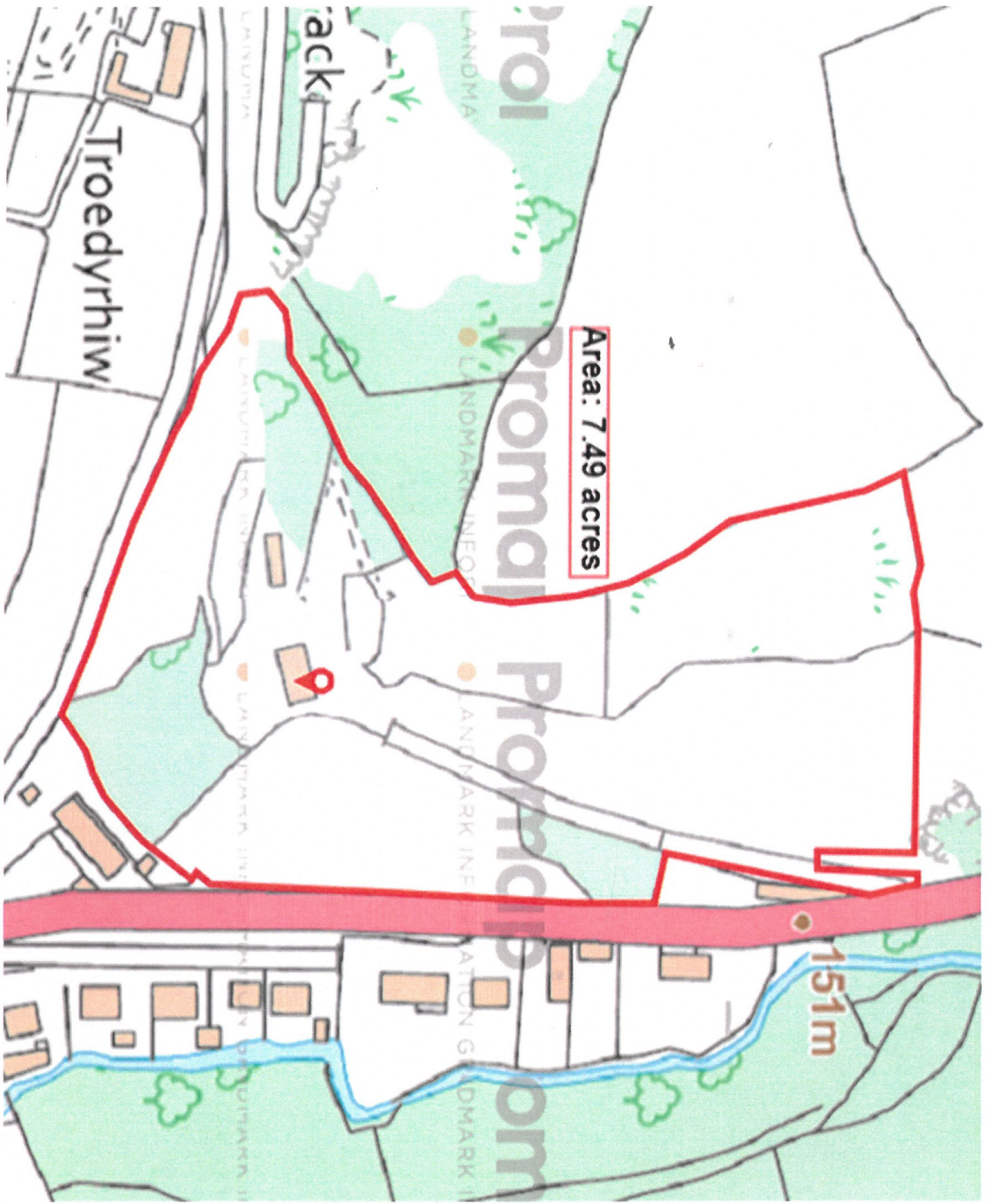
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, privately owned solar panels for hot water, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 94 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |






Directions

From Carmarthen take the A484 signposted Newcastle Emlyn. Proceed through the Village of Cynwyl Elfed and onto Cwmdud. Climb up the hill passing the lay-by on the left hand. The entrance to the property will be found on your left, as identified by the Agents arrow board. Continue to the termination of the private track where you will find Brynhaul.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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For further information or to arrange a viewing on this beautiful property, contact us:

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