

PREPARE TO BE IMPRESSED. 21.5 Acre RESIDENTIAL HOLDING. AMAZING 4 BEDROOM FARMHOUSE MODERNIZED & EXTENDED. MODERN OUTBUILDINGS SET UP. SUITABLE FOR VARIOUS USES. STOCK OR EQUESTRIAN.



Pen Y Banc, Llangyndeyrn, Kidwelly, Carmarthenshire. SA17 5ES.

**£1,250,000 Offers in Region of
A/5574/NT**

A rare opportunity with a modern set up which includes 21.5 Acres of land (Further 85 Acres available under separate negotiation). The property has been modernised and extended to maximise the location and superb extensive views it enjoys from the location overlooking The Gwendraeth Fach valley below with Cross Hands and the Black Mountains in the distance. The farmhouse has had extensive renovations done with open plan living areas, Bi fold doors to enjoy the views and marble tiled floors, heavy wooden bespoke doors and wrought iron finishes. Attention to detail with flowing accommodation being an envious string to the bow. Various outbuildings make it suitable as a stock farm, equestrian centre or similar. Purpose built dog kennels, loose housing sheds and planning for an additional ancillary residential unit has been granted with work having commenced. An extra block of 70 Acres is available under separate negotiation on top of the 85 acres. . A Great convenient location some 4 miles from Llanddarog with A 48 dual carriageway connection to the M4.



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Location

Set in the picturesque Gwendraeth Fach Valley stood on the hillside where you can watch the river meander through the valley. 4 miles from Llanddarog village, famous for its thatched roof pub, picturesque church, lovely eateries, village shop, new village hall, popular junior school and great village community. Llangyndeyrn village is a similar distance. The county town of Carmarthen is 9 miles approx. It offers traditional and national retailers, junior and secondary schools, leisure facilities, Council offices, Dyfed Powys Police Headquarters, Lyric Theatre and cinema. Cross Hands a popular and ever growing village is 7 miles approx and only a further 5 miles from Pontabraham with M 4 motorway connection. City of Swansea is 25 miles and Cardiff is 60 miles. Close to the National Botanic Gardens of Wales (6 Miles). Ffoslas Horse Racing Course 9 miles.

Pen Y Banc House.

Long drive to the private parking turning areas. The drive is level and over half of it is block paved with pillared entrance. Ranch fence is along most of the drive. The main house has had extensive renovations by the present owner but retains its character and added to it with its own charm and individual looks. Open Plan living areas with two great fireplaces to give its own intimate evening entertainment with the Bi Fold doors giving the ultimate views and also an opportunity to enjoy the natural wildlife that the area brings. Lots of natural wood has been used in its transformation added to the marble tiled floors. Two great main bedrooms with the largest of having a balcony off to enjoy the great views from.



Planning

Planning has been granted for Demolition of existing stone agricultural barn to facilitate its rebuilding in revised location together with conversion to ancillary residential accommodation. Application No. W/38481. Copy of the planning consent is available from the estate agents or via the Carmarthenshire County Council Website. The work has commenced on the project and is to base level.

Pen Y Banc Outbuildings

3 Main modern outbuilds make it an excellent set up for stock management. The largest of being double span with loose housing and easy access feed areas. These outbuildings could be modified for equestrian uses. 4 Bay Feed shed all with concrete floors. Ideal for a secondary set up for a main homestead.





Farmhouse

Rear Entrance Hallway

Direct access to Wet Room &

Utility

4.5m x 2.2m (14' 9" x 7' 3")

Range of base units with work tops over. 5 Ring LP gas hob extractor fan over, Belfast sink unit, window to side and rear.



Wet Room

3.17m x 2.25m (10' 5" x 7' 5")

Large tiled floor shower with wash hand cone shaped basin and WC. Opaque window to rear.



Kitchen / Dining & Sitting Room

10.43m x 4m (34' 3" x 13' 1")

Range of base units with worktops over and matching Island with granite worktops over. Copper sink unit with double drainers. Tall cupboard. Rangemaster Classic 110 cooking range with double oven and 5 ring LP gas hob and hot plate over inset to stone surround with feature wood beam over. Wine Rack. 3 x Windows to front and front door. Stable door leading from the utility area with heart motif cut out to split upper door. Staircase and woodburner inset to the wall throwing out a good heat source. Front door and lovely arched double doors through to



Living Room.

4.8m x 12.7m (15' 9" x 41' 8")

Impressive large living area which could be split. The Bi Fold doors to front and side will mesmerise you with the outstanding views from, there may not be a need to watch the TV again. Wall mounted fireplace. Tiled floors.

Landing

Exposed Beams, velux windows to rear. Doors to store cupboard and

Bedroom 2 En Suite

4.36m x 3.97m (14' 4" x 13' 0")

Window to front. Exposed A Frames. Door to



En Suite



1.8m x 2.08m (5' 11" x 6' 10")

WC & Bidet. Wash hand basin. Tiled walls. Fitted cupboard.

Master Bedroom En Suite

4.5m x 5m (14' 9" x 16' 5")

Amazing room and size. Triple aspect with views and doors to balcony.



En Suite

3.5m x 2.9m (11' 6" x 9' 6")

The room has not been fitted but all plumbing is ready and in place ready. The room can be completed if required by agreement.



Bedroom 3

3.47m x 3.42m (11' 5" x 11' 3")

Double aspect to side and rear. Fitted wardrobe.



Bedroom 4

2.5m x 2.64m (8' 2" x 8' 8")

Window to front and fitted wardrobe.

Family Bathroom



2.49m x 2.49m (8' 2" x 8' 2")

Free standing oval bath with waterfall mixer tap attachment. Wash hand basin, WC and chrome towel electric radiator.

Externally

Driveway of concrete and block paved cobble style finish with pillared entrance. Ranch fencing runs along the drive with a split entrance for the house and outbuildings. Landscaped gardens with many features with large rock sculptures and patio areas to enjoy the superb rural landscape and far reaching views.

Gardens

A superb aspect is enjoyed overlooking the Gwendraeth Fach valley below. Part of which is known as Yr Ynys. A

wild part which is part SSSI designated. Closer the front patio area and low maintenance areas surround the property with an enclosed lawned garden area beyond.

Outbuildings

Multi Purpose Enclosed Barn 19.3m x 10.3 wide. Lean To 19.3m x 6.9m. Both enclosed with block wall surround and Large gate entrance to front.

Stone Barn 11m x 5.1 includes a central feed and store area with 2 stables to each side.

Feed Store / Implement Shed 18m x 10.57m Concrete floor and panels to 3 sides. Box profile roof. Easily be converted to incorporate stables or pens etc.

Large Stock shed split into 3 main areas.

1. 36m x 10 Meters. Feed storage and feeding area.
2. 36m x 13m. Split into 3 Pen areas with feed area to front.
3. 36m x 6.5m Large pen area with part 3 bay feed area with overhang canopy area.





Land

21.5 Acres of agricultural grazing land and capable of good cropping. In One block and surrounds the property. Gently sloping to level land and divided into conveniently sized enclosures. Please note there is a further 70 and 85 acres available under separate negotiation.



Services

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

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: E.

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 E

N/A

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (82)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

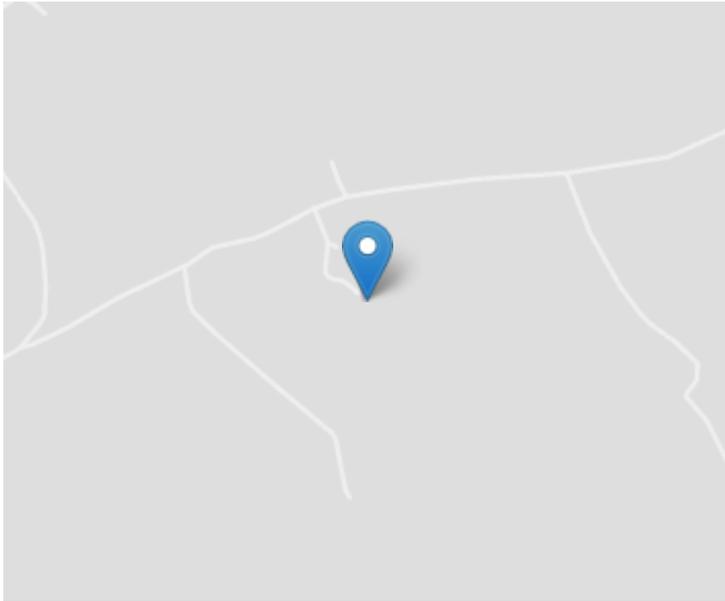
Any risk of coastal erosion? No

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 : From Carmarthen travel on the A 48 towards Cross Hands and Swansea. After 5 miles turn right for Llanddarog and enter the village. By the thatched roof public house turn right signposted Cwmisfael. Carry on and down the hill to Cwmisfael. At the T junction turn right for Llangyndeyrn . Carry on this road for 2 miles around sharp corners and along 2 straights. Go through a wooded area and the entrance will be found on the left hand side on starting climbing the hill.

What3words : audio.fuzz.translate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	87
(69-80) C		
(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 	

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

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