

Regulated by:



Since 1989

31.5 Acre residential smallholding. Just off the picturesque Towy Valley. Close to A48 and Botanic Gardens. 3 Bedroom House & Outbuildings. NO ONWARD CHAIN.



Bryngwawr, Llanarthney, Carmarthen. SA32 8LH.

A/5243/NT

£650,000

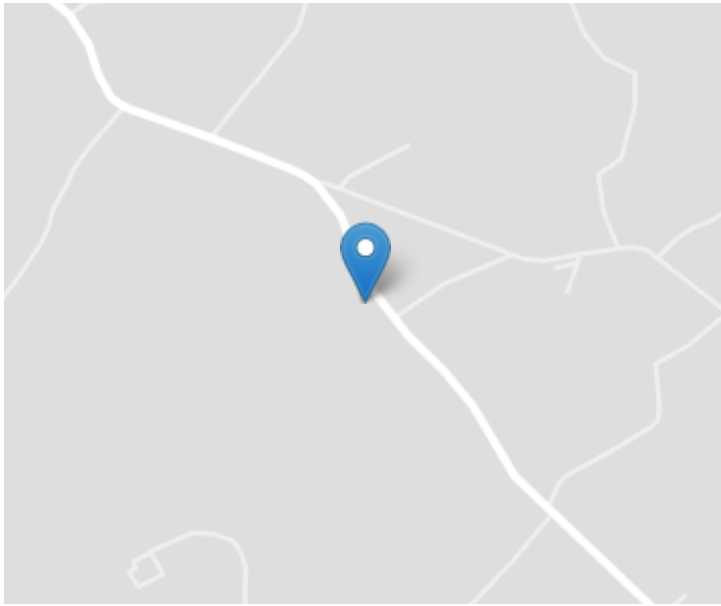
Situated on the side of the B4310 between the villages of Porthyrhyd and Nantgaredig, close to the National Botanic Gardens of Wales which is less than 1 mile, both villages good day to day facilities including shop, schools etc.

The county and market town of Carmarthen is approximately 9 miles and the quaint and popular town of Llandeilo being approximately 10 miles. The A48 is less than 1 mile and gives easy access to the M4 which is approximately 8 miles giving access to Swansea, Cardiff and Cross Hands from this point.

Having a superb location with some commanding views of the Towy Valley. The house offers good sized accommodation and is in good decorative order. Double glazed and oil central heating with 2 reception rooms separate to the kitchen/breakfast room. Good parking area to side and 2 garages, kitchen garden to rear with Garden Room, lovely young fruit trees including apples and pears with older apple trees. The main farming sheds, yard and cattle run are situated away from the house across the road.

Council Tax Band F

EPC Rating E 45



Sitting Room



20' 1" x 7' 9" (6.12m x 2.36m) double glazed window to front, 2 x radiators, feature fireplace, electric flame effect fire inset.

The Accommodation comprises:

Front Hallway

With inner hallway, staircase, radiator and door to:

Dining Room



10' 3" x 13' 0" (3.12m x 3.96m) double glazed window to front, radiator, picture rail.

Utility Room

6' 0" x 9' 3" (1.83m x 2.82m) with radiator and plumbing for washing machine.

Kitchen/Breakfast Room



14' 3" x 11' 1" (4.34m x 3.38m) (max.) Rayburn oil fired cooking range, a range of base units with worktops over, matching wall units, stainless steel sink and single drainer, double glazed window to rear.

FIRST FLOOR

Half Landing

With double glazed window to rear.

Landing

Loft access and doors to:

Bathroom



8' 0" x 6' 0" (2.44m x 1.83m) with shower cubicle, vanity wash hand basin, low flush WC, storage cupboard, localised wall tiles, opaque double glazed window to rear, chrome towel radiator.

Bedroom 1



11' 9" x 7' 10" (3.58m x 2.39m) double glazed window to front and radiator.

Bedroom 2



8' 9" x 14' 7" (2.67m x 4.45m) 2 x double glazed windows to front with radiator.

Bedroom 3



8' 0" x 11' 6" (2.44m x 3.51m) double glazed window to rear and radiator.

EXTERNALLY



A gated drive leading to a concrete parking and turning area to the front of the property with direct access to:

Garage

17' 0" x 16' 0" (5.18m x 4.88m) with double sliding doors.

Garage

19' 8" x 9' 0" (5.99m x 2.74m)

Garden



A lovely cottage garden with an abundance of scattered shrubs and flowers.

Purpose Built Summerhouse



7' 6" x 7' 6" (2.29m x 2.29m) double doors to front.

Garden Shed

Store Shed

Further Garden Shed

15' 6" x 14' 6" (4.72m x 4.42m)

Orchard

To rear, with apple and pear fruit trees. Also offering a productive kitchen garden.

THE LAND



Most of the land 27 acres (approx.) is situated to the rear of the property also having a secondary access and in one block split into conveniently sized paddocks being productive, good growing land.

4.5 acres (approx.) is situated across the road, level land with a footpath running through where the main bulk of the outbuildings are located which includes:

Hay Barn



30' 0" x 30' 0" (9.14m x 9.14m)

Implement Sheds

40' 0" x 14' 0" (12.19m x 4.27m) and 23' 0" x 12' 0" (7.01m x 3.66m) having a purpose built cattle-run externally.

Secondary Barn

65' 0" x 16' 6" (19.81m x 5.03m) with:

Lean-To

50' 0" x 18' 4" (15.24m x 5.59m) and 46' 0" x 30' 0" (14.02m x 9.14m)

The outbuildings are in need of attention but offer an excellent facility for storage etc.


MONEY LAUNDERING REGULATIONS

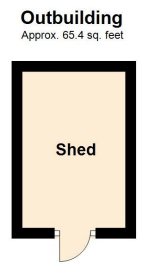
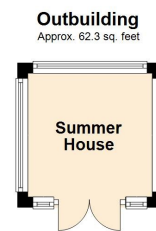
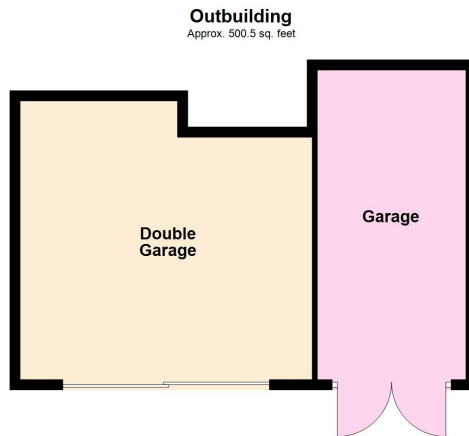
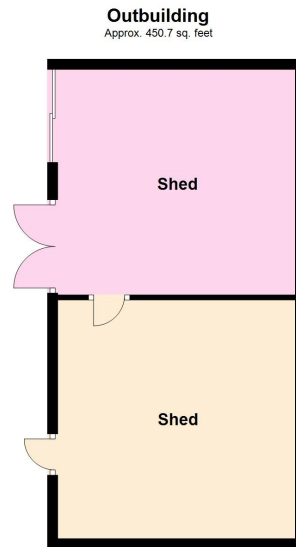
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Directions

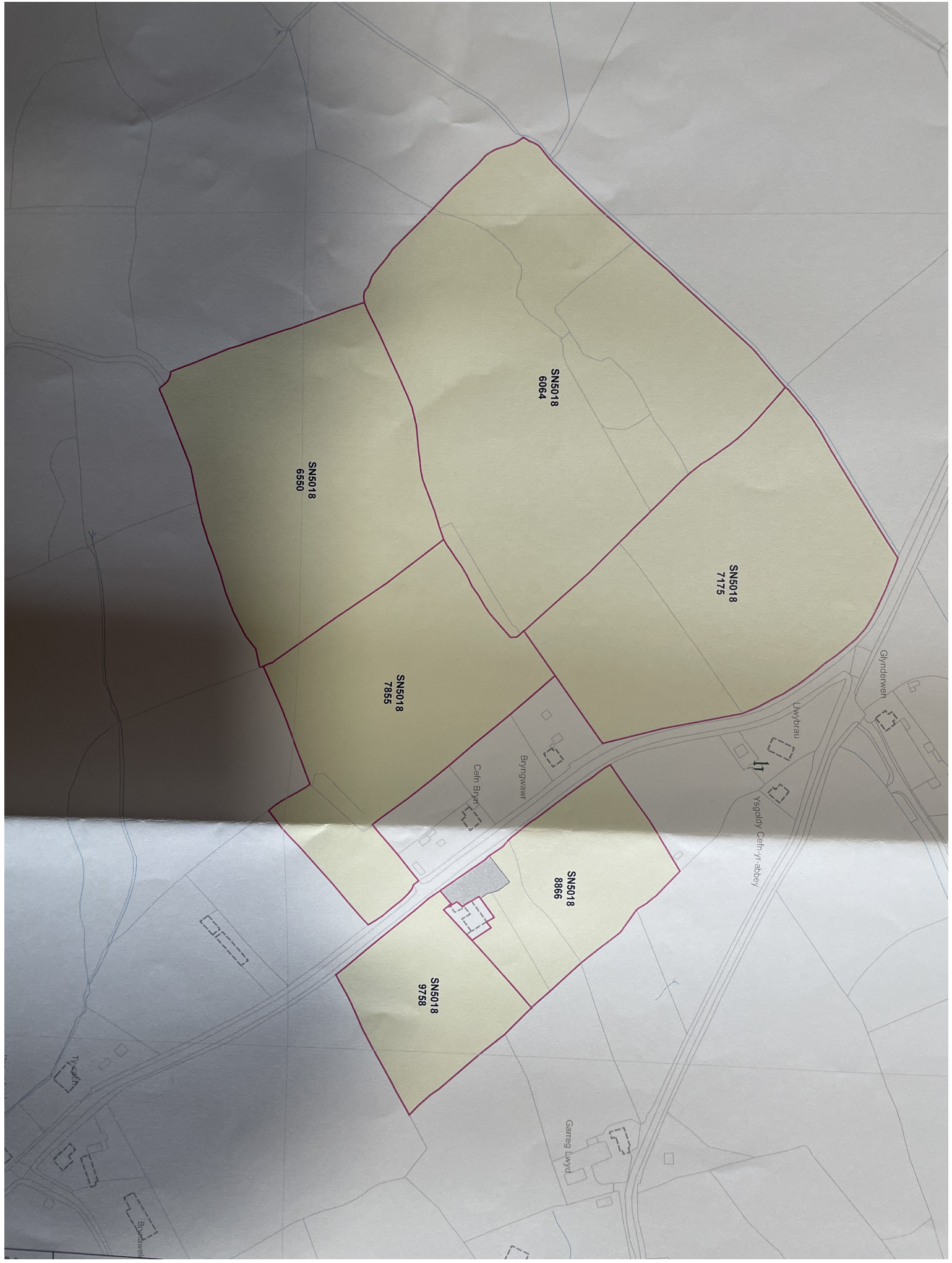
From Carmarthen take the A48 east signposted Cross Hands. Travelling for approximately 7 miles take the turning left signposted Botanic Gardens of Wales, continue on to the roundabout and take the 1st exit past the entrance for the Botanic Gardens and continue on for approximately 1 mile and the property is on the left hand side as identified the Agents for sale board.

What3words burn.unsigned.verge

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Total area: approx. 2248.3 sq. feet



SN5018
6064

SN5018
6550

SN5018
7175

SN5018
7855

SN5018
8866

SN5018
9758

Glyndarwen

Llwydrau

Ysgoldy Cefn-yr-abbey

Bryngwawr

Cefn Bryn

Garreg Llwyd

Tygodfa

Brynawel