



## Ceidrim Court Farm, Penygarn Road, Ammanford, Carmarthenshire SA18 3PH

**Guide Price: £399,950**

### Property Features

- Equestrian lifestyle property extending to 5.05 acres
- 2-bedroom 2-bathroom modernised barn conversion
- Excellent equestrian facilities to include 9-loose boxes and 20m x 40m all-weather menage / arena
- Semi-rural setting on periphery of Tycroes, near Ammanford
- Useful outbuilding and large gravel yard area
- Useful south facing gently sloping pasture field / pony paddock
- 3 miles from Ammanford / 3.5 miles from J.49 of M4

### Property Summary

Set on the edge of Tycroes, Ceidrim Court offers a beautifully modernised 2-bedroom barn conversion and superb equestrian facilities, all within approx. 5.05 acres of versatile land.

Perfect for equestrian use or those seeking a peaceful lifestyle property, with excellent access to Ammanford (3 miles) and the M4 (J49 – 3.5 miles).



FOR IDENTIFICATION PURPOSES ONLY

## Full Details

### Overview

Set on the edge of Tycroes, Ceidrim Court offers a beautifully modernised 2-bedroom barn conversion and superb equestrian facilities, all within approx. 5.05 acres of versatile land.

The home has been recently updated throughout, including a new kitchen, bathroom, heating system and décor, and sits within attractive landscaped grounds. Equestrian features include a Dutch barn with tack room and two loose boxes, with a further timber stable block with 7 loose boxes, an all-weather 20 x 40 menage, plus excellent parking and turning space. The property is perfect for equestrian use or those seeking a versatile lifestyle property, with a range of buildings and large yard area, with excellent access to Ammanford (3 miles) with an excellent range of amenities and services, and the M4 (J49 – 3.5 miles).

### Detached Barn / Cottage

#### GROUND FLOOR

##### Living Room

4.08m x 9.22m (13' 5" x 30' 3")

Large reception room with original beams and carpet flooring. Stable style doors to front and rear with windows to side. 2 radiators. Staircase to first floor. Archway leading into kitchen – breakfast room.

##### Kitchen / Breakfast Room

3.09m x 5.00m (10' 2" x 16' 5")

Newly installed base and wall units with integrated electric oven and 4-ring hob with extractor hood above. Stainless steel sink and drainer with plumbing for washing machine / dishwasher. Radiator. Tiled flooring. Door to side and window to side.

##### Utility Room / Boot Room

2.74m x 2.98m (9' 0" x 9' 9")

Tiled flooring. Window to side. Door leading into Shower Room.



## Shower Room

4.0m x 2.0m (13' 1" x 6' 7")

WC. Wash hand basin. Shower cubicle with electric power shower. Towel rail. Window to rear. Tiled flooring.

## FIRST FLOOR

### Bedroom 1

3.08m x 4.23m (10' 1" x 13' 11")

Airing cupboard housing hot water tank. Carpet flooring. Radiator. Door/window to rear. Skylight.

### Family Bathroom

1.85m x 2.38m (6' 1" x 7' 10")

Bath tub. WC. Wash hand basin. Extractor fan. Tiled flooring. Radiator. Skylight.

### Bedroom 2

3.44m x 4.25m (11' 3" x 13' 11")

Carpet flooring. Radiator. Window to front.

## EXTERNALLY

### Grounds & Gardens

The property is approached off a private shared driveway via a set of double timber gates, opening onto a large gravel driveway / parking area with ample parking for multiple vehicles, horse trailer and lorries with direct access to the barn, stable and field. A separate gate leads into the grounds of the barn / cottage, with further driveway and enclosed courtyard garden.

The barn itself benefits from landscaped grounds which surround on the front, side and rear, with several patio / seating areas, ideal for socialising and entertaining space overlooking the lawn grounds. The grounds are landscaped with a range of flower beds, shrubs and bushes, bordered by hedgerows and walls / timber fencing.



## OUTBUILDINGS

### Dutch Barn

Built of a steel stanchion and concrete block construction under a pitched corrugated iron sheeted roof, with attached lean-to.

The building is current utilised as open general storage area with two loose boxes and tack room.

Open Area: 13.54m x 6.07m (44' 5" x 19' 11")

Tack Room: 3.79m x 4.39m (12' 5" x 14' 5")

Loose Box 1: 3.81m x 4.00m (12' 6" x 13' 1")

Loose Box 2: 4.10m x 6.00m (13' 5" x 19' 8")

### Timber Stable Block

Timber framed on concrete flooring under pitched sheeted roof comprising 7 loose boxes to include a double / foaling box.

Concrete turn-out area with access to the menage and paddock.

### Menage / Arena

An all weather 20m x 40m menage with new fenced boundaries.

### Land

The land is contained in one paddocks, accessed directly from the stable yard or the large gravel area. The land is south facing gently sloping in nature with well established hedgerow and fenced boundaries, suitable for both grazing and cutting purposes.

### Static Caravan

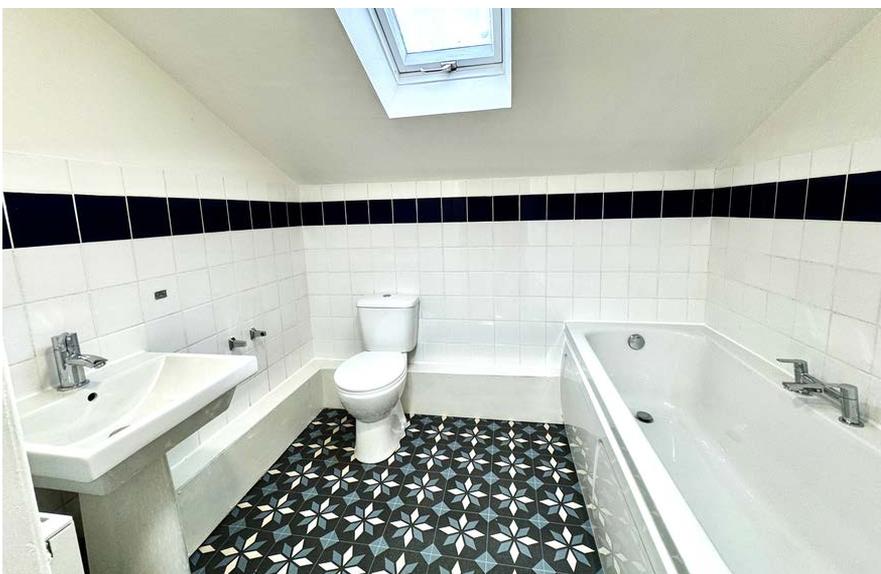
There was previously a static caravan on the property listed for Council Tax which has since been removed. We are advised the services are still connected and in situ.

## FURTHER INFORMATION

### Tenure

We understand that the property is held on a Freehold basis, with vacant possession upon completion.





### Services

We understand the property benefits from main electricity and water. Private drainage via Cesspit. The property is heated via a newly installed air source heat system. None of the services have been tested.

### Council Tax

Band D - approx £1,745.43 per annum for 2025-2026 for Carmarthenshire County Council.

### EPC

EPC Rating C (69)

### Plans, Area & Schedules

A copy of the 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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Planning

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

### Wayleaves, Easements and Rights 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, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

### Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP  
Tel: 01267 234567

### Postcode / What 3 Words

SA18 3PH / uniform.eyelash.bulky



## Viewings

Strictly by appointment with the agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

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



**For Identification Purposes**