



## Wenallt, Upper Tumble, Llanelli, Carmarthenshire SA14 6DF

**Guide Price: £445,000**

### Property Features

- Conveniently situated 4-acre equestrian holding
- Well-presented 3-bedroom detached bungalow
- A range of traditional and modern equestrian / farm buildings
- Two gently sloping fields suitable for grazing
- Semi-rural position with no immediate neighbours
- Adjoins bridlepath providing off road riding
- 1 mile from A48 - M4 road a 3 miles from Cross Hands

### Property Summary

A conveniently situated 4-acre semi-rural equestrian holding, with 3-bedroom detached bungalow and a range of outbuildings situated in a semi-elevated position with commanding views over the surrounding countryside and Black Mountains, with no immediate adjoining neighbours.





## Full Details

### Overview

A conveniently situated 4-acre semi-rural equestrian holding, with 3-bedroom detached bungalow and a range of outbuildings situated in a semi-elevated position with commanding views over the surrounding countryside and Black Mountains, with no immediate adjoining neighbours and adjoins a bridlepath, providing excellent off road riding.

The property adjoins an unclassified adopted highway and lies 3 miles south of the large village of Cross Hands, being home to an excellent range of amenities and services, to include independent shops, national retailers, supermarkets, bilingual primary and secondary schools and healthcare provisions. The A48 – M4 dual carriageway can also be reached within a mile to the east, providing excellent road links along the M4 corridor and to nearby towns of Carmarthen and Ammanford.

### Bungalow

#### Front Entrance Hall

Door the front. Tiled flooring.

#### Bedroom 1

3.29m x 3.18m (10' 10" x 10' 5")  
Carpet flooring. Window to front. Radiator.

#### Bedroom 2

3.24m x 3.27m (10' 8" x 10' 9")  
Carpet flooring. Window to front. Radiator.

#### Bedroom 3

3.26m x 3.22m (10' 8" x 10' 7")  
Carpet flooring. Window to side. Radiator.

#### Living Room

3.22m x 4.41m (10' 7" x 14' 6")  
Carpet flooring. Patio door to side. Radiator.





### Kitchen - diner

5.47m x 3.41m (17' 11" x 11' 2")

Base and wall units with integrated gas hob, electric Whirlpool oven, NEFF fridge and freezer (in need of upgrading), stainless steel sink and plumbing for washing machine. Worcester boiler and control panel. Linoleum flooring. Radiator.

### Family Bathroom

2.21m x 3.44m (7' 3" x 11' 3")

Bathtub with power shower over. WC. Wash hand basin. Tiled surround with linoleum flooring. Airing cupboard with shelving system and hot water tank.

### EXTERNALLY

#### Garden & Grounds

To the front of the property, there is a small low maintenance gravel forecourt, with parking to one side for 2-3 vehicles, whilst a sunny south facing garden bordered by established hedgerow and trees can be found to the other side, with a utility/store building to the rear.

### OUTBUILDINGS

#### Rear Utility / Store Shed

3.95m x 1.78m (13' 0" x 5' 10")

Block/brick built under flat roof. Belfast sink with plumbing for WC.

#### Former Stables / Dog Kennels

4.60m x 4.60m (15' 1" x 15' 1") and 7.42m x 5.05m (24' 4" x 16' 7").

Block / brick built under box profile sheeted roof. Two individual pens with two front open fenced enclosures. Several store rooms to rear. Water and power connection.

#### Stables Block

Timber framed stable block under a fibre cement roof housing four loose boxes with power connection. Water tap.







## Sand School / Menage

A purpose-built all-weather menage, although in need of upgrading, provides useful exercise and recreation space for horses.

## Land

The land itself is ringfenced around the courtyard, contained in two enclosures, either side of the sand school, utilised for grazing and cutting purposes, predominantly east to south – east facing and gently sloping in nature.

## FURTHER INFORMATION

### Tenure

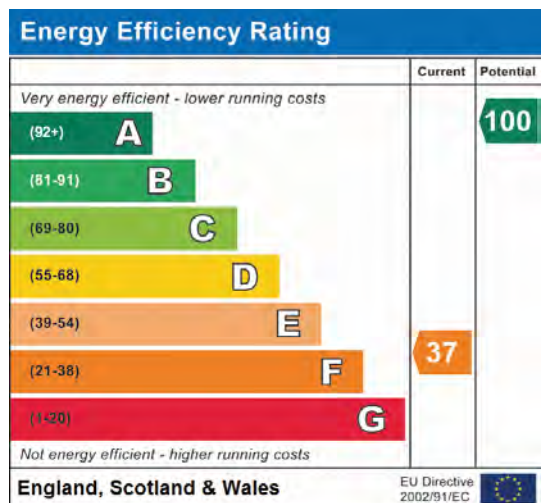
We understand that the property is held on a Freehold basis.

### Services

We understand the property benefits from mains electricity, mains water (metered) and private drainage via septic tank. The property is heated via an oil fired central heating system.

### Energy Performance Certificate

EPC Rating F (37).



### Council Tax Band

Band C - approx. £1,820.47 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, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

The property benefits from a Right of Way over the entrance lane to the front of the bungalow and outbuildings which leads to Blaenau Mawr farm, shaded in Brown on the attached Plan.

A bridlepath runs to the front of the property along the lane of Blaenau Mawr farm, providing excellent off road riding.

## Plans, Areas & 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

## Local Authority

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

## What 3 Word

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## Viewing

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

[rhys.james@reesrichards.co.uk](mailto:rhys.james@reesrichards.co.uk)

## Important Notice

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Total Area: 83.4 m<sup>2</sup> ... 898 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

