



Tastefully converted & maintained character barn in a rural but convenient Location. 3 acres of land suitable as equestrian or wildlife enthusiasts, wishing to walk the dog within your own land.

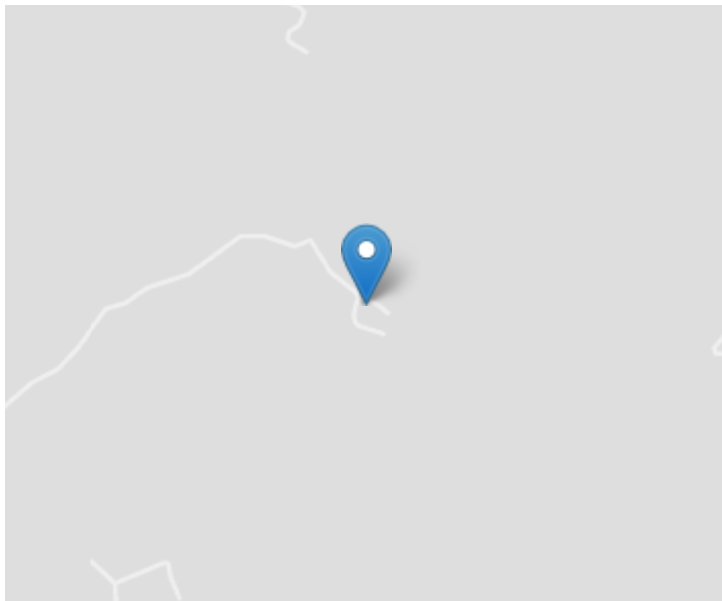


The Barn, Lletty-Tegan Farm, Rhydargaeau, Carmarthen. SA32 7HY.

A/5468/NT

£450,000

Character Barn conversion which has been tastefully cared for and retains its character and charm. Beams, exposed A frames, stained glass windows, wooden floors along with a great sun room to enjoy the garden outlook. Patio area and Pergola with level lawned garden being enclosed beyond. Separate large summer house currently used as a games room and bar area or equally suitable for family overspill bedroom with their own electricity supply. The land is a short walk from the property and is ideal for walking the dogs, or keeping a few chickens, sheep or horse or even grow your own garden. Part of this area has been left to nature and brings in the normal wildlife the area enjoys. Ideal lifestyle property for people wanting the good life feeling for self sufficiency. Situated on the edge of Rhydargaeau village which is only 5 miles from Carmarthen town and close to Glangwili Hospital.



Location

Situated on the edge of Rhydargaeau village and a mile from Peniel. They offer junior school and garage/ shop. 5 Miles from Carmarthen town which offers shops both traditional and national retailers, schools, Lyric Theatre and cinema, market etc. Carmarthenshire county council offices, Dyfed Powys police headquarters, University and S4C TV offices. To the north of the property is the beautiful Ceredigion Coastline with the popular destinations of Mwnt, Gwbert, New Quay (26 Miles) and Aberaeron.

Reception Porch

Window to side and rear. Door to



Lounge/ Dining Room

6.96m x 4.38m (22' 10" x 14' 4")

Exposed beams and part exposed stone walls. Woodburner for the cosy nights in, windows to side and radiator.



Sunroom

5.63m x 3.43m (18' 6" x 11' 3")

Triple aspect looking out onto the garden and patio area. Patio doors to garden.



Kitchen

4.36m x 4.25m (14' 4" x 13' 11")

Excellent range of base units with worktops over and matching wall units. Integrated Dishwasher, wine chiller, oven and grill with extractor fan over. sink unit with mixer tap attachment. Tiled floor with wood inset. Side entrance door.



Landing

Velux window over and doors to.



Main Bedroom En Suite

4.46m x 3.31m (14' 8" x 10' 10")



En Suite



Bedroom 2



3.22m x 2.56m (10' 7" x 8' 5")

Bedroom 3

2.87m x 2.51m (9' 5" x 8' 3")





Shower Room



Bar Room

Suitable as a games room, gym , office or even a family over spill sleeping area. With its own electricity supply.



Log Cabin

An outside log cabin which is used as an office with its own electricity supply, we are informed signed off properly by an electrician.

Land and Grounds

The land is a short walk across and down the lane mostly used as amenity land with a natural wetland area and paddock suitable for pony few sheep or just to enjoy running the dog. Equally suitable for growing vegetables and self sustainable living. Lots of wildlife can be found in the area.







Council Tax Band

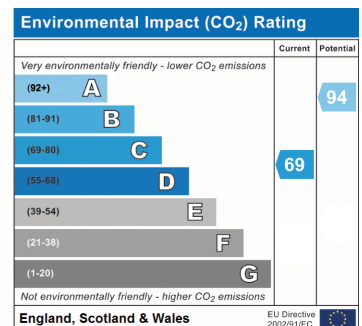
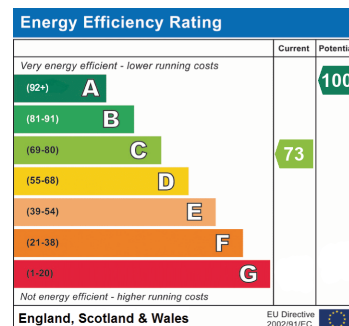
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

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.

Directions

Directions : From Carmarthen take the A 485 north towards Lampeter. Travel through Peniel and pass the garage and shop. Through the first part of Rhydargaeau and enter the second part of the village. Turn right towards Whitemill. Pass the row of bungalows and at the end of the houses turn left by the grit box. Carry on down the narrow lane to the very end and the property will be found on the right hand side.



Services

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

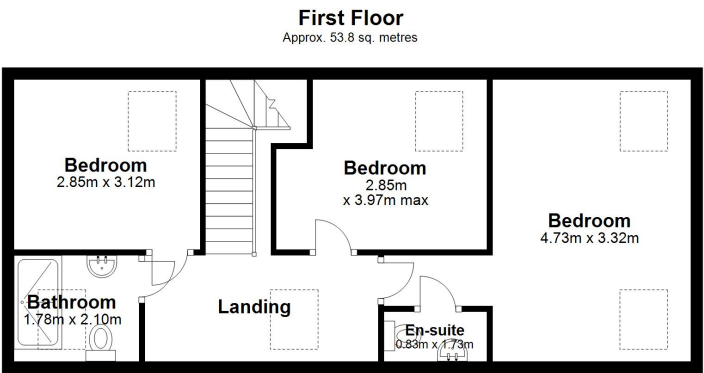
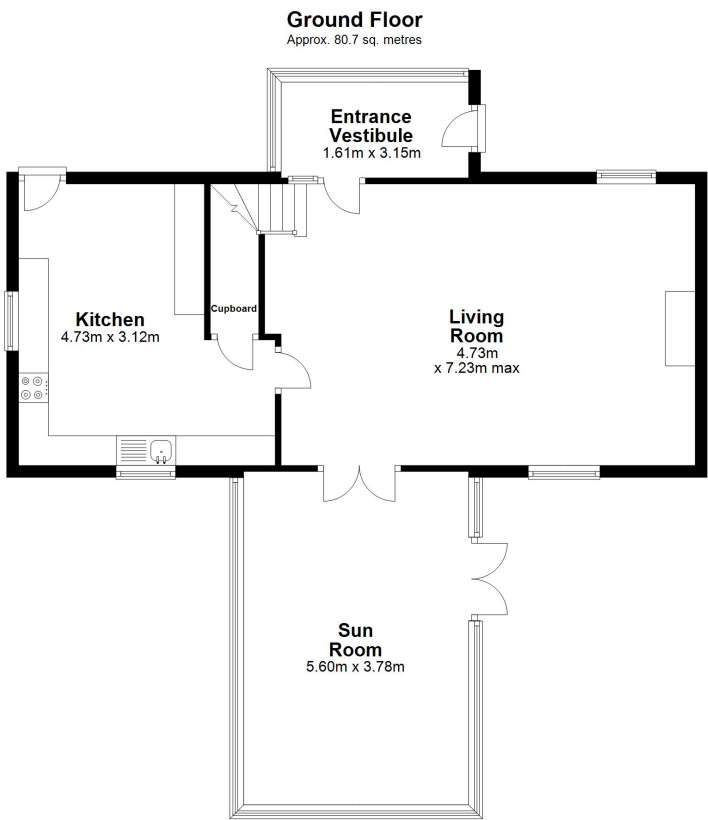
Tenure and Possession

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

MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Disabled Parking Available. Driveway. Gated.
Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Private Supply.
Sewerage: Private Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: C (73)
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



Total area: approx. 134.5 sq. metres

This floorplan is for illustrative purposes only and is not drawn to scale.
Plan produced using PlanUp.

The Barn, Lletty-Tegan Farm, Rhydargaeau, Carmarthen