

*Residential Smallholding suitable for Equestrian use with Pony Paddock or Lifestyle Choice For Gardening and self sufficiency. Rural but convenient location with Spacious Farmhouse with views.*



Rhydale, Mynyddcerrig, Llanelli, Carmarthenshire. SA15 5BH.

**£425,000 Offers in Region of  
A/5340/NT**

\*\*\*Rural convenient location between the popular villages of Bancffosfelen, Mynyddcerrig and Pontyberem. A detached Farmhouse with 2 acres approx of grounds, garden and pony paddock. \*\*\* Elevated with views especially from the upstairs windows.\*\*\* The property offers good sized accommodation with double glazing and oil central heating with good natural light into the rooms. \*\*\* Ideal for the pony rider with a good warren of country roads and a short distance to Llangyndeyrn mountain to enjoy the spectacular views from. \*\*\*

\*\*\* Carmarthen and Llanelli Towns are 10 miles approx. Cross Hands with M4 dual carriageway connection is 6 Miles and Pontyberem village is a mile approx. Pembrey Country Park 15 Miles. \*\*\*



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Agents Comments

A good sized Farmhouse in a rural but convenient location. 2 Acres of land which adjoins the property will make it suitable for dog running, pony paddock or someone looking for self sufficiency with establishing their own gardening and living off the land venture. The house has oil central heating and double glazing offering good sized accommodation.

## Location

A central and convenient location off a country road. Mynyddcerrig village is a mile with school and workingmens club. Bancffosfelen a mile with junior school. Pontyberem just over a mile with shops, school, eateries, Doctors Surgery and chemist. Carmarthen & Llanelli are 10 miles approx with excellent shopping facilities and national and traditional retailers, bus and rail stations, secondary schools etc. Cross Hands village ever growing is 6 miles with retailers, eateries and dual carriageway connection to the M4 motorway a further 5 miles. Pembrey Country Park is 15 miles with large sandy beach, enclosed cycle track, dry ski slope and woodland walks. 16 miles to Burry Port harbor and 2 golf clubs at Machynys and Ashburnham. Ffoslas horse racing course is 8 miles approx.

## Entrance Vestibule

2.75m x 1.3m (9' 0" x 4' 3")

Double Glazed and Door and door leading to

## Entrance Hallway

Staircase, staircase and doors to

## Living Room

7.15m x 3.91m (23' 5" x 12' 10")

Window to front and rear. 2 x radiators. Beams to ceiling and feature fireplace.



## Kitchen/Dining Room

3.5m x 7.16m (11' 6" x 23' 6")

Base units with worktops over and stainless steel sink unit with work top to side. Rayburn Royal cooking range, double aspect to front and rear, rear door, radiator, understairs store cupboard, part inset spotlights over and feature beams.



## Landing

Loft access, window to rear, spacious airing cupboard with shelving and hot water cylinder. Doors to

**Bedroom**

3.55m x 4.77m (11' 8" x 15' 8")

Window to front and radiator.

**Bedroom 2**

3.76m x 4.11m (12' 4" x 13' 6")

Window to Front, radiator and cupboard with radiator.

**Bedroom 3**

3.76m x 2.65m (12' 4" x 8' 8")

Window to rear and radiator.

**Bedroom 4**

2.53m x 1.86m (8' 4" x 6' 1")

Window to front and radiator. Storage cupboard with sliding door.

**Bathroom**

2.43m x 3.55m (8' 0" x 11' 8")

Paneled Bath, WC, and wash hand basin, shower cubicle, radiator and window to rear.

**Externally**

Covered area to the rear of the property which includes access area to Outside WC, and store shed with oil fired central heating boiler ( Installed 2024).

Lawned garden to front and rear. Side parking area. Gate from the garden area leading through to the paddock area being mainly level with woodland area with a large stream known as The Berem.



### **Services**

Mains water, electric. Private drainage and oil central heating system.

### **Tenure & Council Tax Band**

We are informed the the property is freehold. Council tax band E according to the Carmarthenshire County Council web site.

### **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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

## Directions


From Carmarthen travel south towards Llanelli on the A 484. In the village of Cwmffrwd turn left onto the B4309 towards Pontyates and after a quarter of a mile turn left towards Pontyberem onto the B 4306. Carry on through Llangyndeyrn, Crwbin and Bancffosfelen. In the village of Bancffosfelen turn left by the school towards Mynyddcerrig. Carry on this country road for 1 mile and the property will be found on the left hand side.

From Cross Hands main roundabout carry on into the main square by The Coal House Grill restaurant. Carry on passing the cinema and onto Drefach village pass the junior school and turn next left and at the T junction turn left immediately on the mini roundabout take the 2nd junction off and at the T junction turn right towards Capel Seion and Mynyddcerrig. Carry on this road and travel through both villages and onto a T Junction and turn left for Bancffosfelen. After 100 yards the property will be found on the right hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>33</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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