



## Neuadd Farm Neuadd Road, Garnant, Carmarthenshire, SA18 1UF

### Offers in the region of £550,000

Set at the foothills of the Black Mountain a choice south facing 8.5 acre smallholding in wonderful fringe of village location. Commanding spectacular views. The period farmhouse retains a wealth of original features and is in need of some modernisation. The accommodation provides: Reception hall, Sitting room with feature fire place.; Dining room with open fire place.; Fitted Kitchen Breakfast Room; Utility room; 3Bedrooms; Bathroom; Attic Room.

Gas fired central heating. Attractive courtyard with tarmac parking area. Lean to laundry room / workshop. General porpoise building. Greenhouse. Brick work garden general purpose and small livestock building.. Well stocked herbaceous borders together with a variety of specimen trees. Productive kitchen garden along with soft fruit garden. The land extends to 8.5 acres or thereabouts of productive pasture land which has county road frontage and is also bordered by an attractive native oak woodland. A further 14.64 Acres is available by separate negotiation.

Viewing highly recommended.

Book an appointment today.

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## RECEPTION HALL 1.94 x 1.11

Open staircase to first floor.

## SITTING ROOM 4.78 x 4.58



Gas fire in tiled and hardwood surround. built-in glazed alcove display cupboards. Exposed ceiling beams. Access to under stairs cupboard. Radiator.

## ANOTHER ROOM ASPECT



## DINING ROOM 5.05 x 2.63



Open fireplace with feature surround and quarry tiled half. Exposed ceiling beams. Wood effect floor. Radiator.

## ANOTHER ROOM ASPECT



## UTILITY ROOM 3.81 x 2.55



Single drainer stainless steel sink unit with base cupboards. Shower cubical with triton electric shower and tiled surround. Wall alcove. Fully tiled walls. Pine panelled ceiling. Radiator.

## KITCHEN/ BREAKFAST ROOM 4.81 x 3.03



Hotpoint ceramic hob, fitted in marble effect work surface. Fitted range of hardwood base and wall display cupboards. Gas convector heater. Conventional radiator.

## ANOTHER ROOM ASPECT



## LANDING 9'4" x 3'10" (2.87 x 1.17)

## BEDROOM 15'9" x 9'8" (4.81 x 2.96)



Marble hand basin with chrome mixer tap on vanity cupboard, access to attic. Radiator.

## BEDROOM 15'10" x 9'2" (4.85 x 2.80)



Small tiled surround fireplace. Radiator.

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## ANOTHER ROOM ASPECT



**BEDROOM 12'3" x 9'4" (maximum) (3.75 x 2.86 (maximum))**



Radiator.

## REAR LANDING

**BATHROOM 11'1" x 5'7" (3.39 x 1.72)**



Panelled bath with tiled surround, pedestal hand basin. Low level WC. Fully tiled walls. Exposed ceiling beams. Radiator.

**ATTIC ROOM 15'9" x 7'5" (4.81 x 2.28)**

**LEAN TO/ UTILITY ROOM 13'4" x 12'0" (4.08 x 3.66)**



Wall mounted boiler which serves the heating requirements. Vaulted ceiling beams.

## CURTILAGE



## OTHER ASPECTS



**LEAN TO/ GARDEN SHED 14'4" x 8'2" (4.38 x 2.51)**



**GREENHOUSE 11'8" x 6'3" (3.58 x 1.93)**

**BRICK WORKSHOP ARRANGED INTO SECTIONS**



For first area measuring 4.88m x 2.81m. Second area measuring in 4.99m x 2.52m.

## OUTSIDE



The property is approached via a wide entrance on the county road that leads into a spacious concrete paved courtyard. Which provides excellent parking space for a number of vehicles. The whole area is boarded by wonderful herbaceous bed that provide a variety of spring colour together with many specimen trees, including Holly, Cotoneaster, Acer, Beach and Hydrangea. To the front of the property is a level lawn garden, with herbaceous borders and spring flowering bulbs. There are a number of specimen trees within this area.

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## LAND



The land extends to 8.5 or thereabouts. Which is level or very gently sloping. It is well fenced and is arranged in productive paddocks or permanent pasture that are capable of good quality throughout the season. To the side of the pasture land, there is an attractive area of oak and mixed woodland that provide a wonderful backdrop to this property. Further parcel of land to approximately 14.5 acres is available by separate negotiation.

## SERVICES.

We are advised that the property is connected to mains, electricity, water and gas. Private drainage.

## TENURE & POSSESSION.

Freehold with vacant possession on completion

## COUNCIL TAX

The property is in council tax band "D"

## OVERAGE CLAUSE

Please note there will be an overage clause on the land of this property. Full details are available with the agents.

## EDUCATION.

A wide range of state schools are to be found in the Cross Hands area. With plenty of primary schools on the doorstep. Secondary schools can also be found within a 10 mile radius. Further information found at [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

## SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## HOMEBUYERS SURVEY.

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

## VIEWING

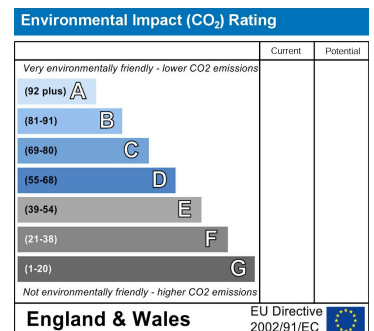
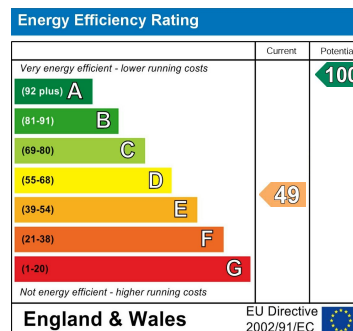
By appointment with BJP

## OUT OF HOURS CONTACT.

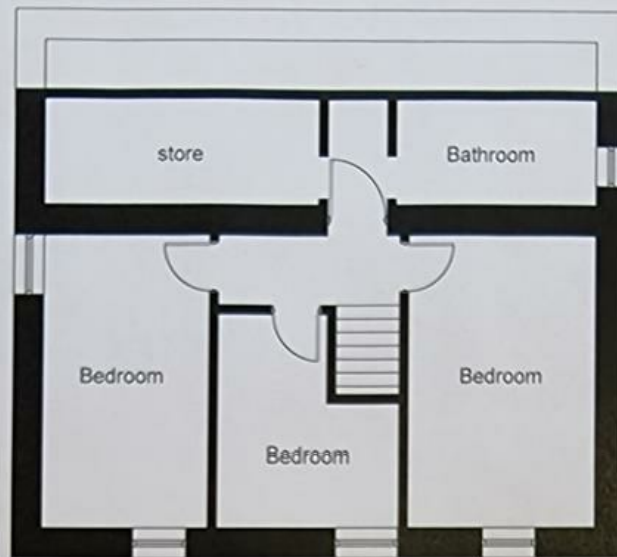
Jonathan Morgan 07989 296883

## WEBSITE ADDRESS

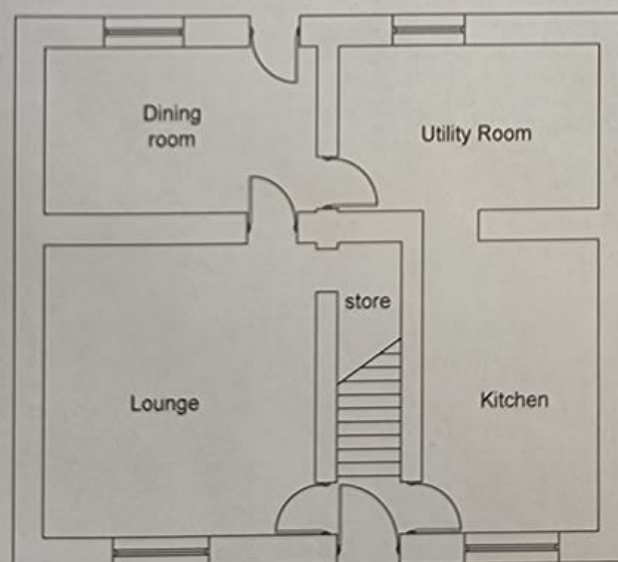
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First Floor Plan



Ground Floor Plan

