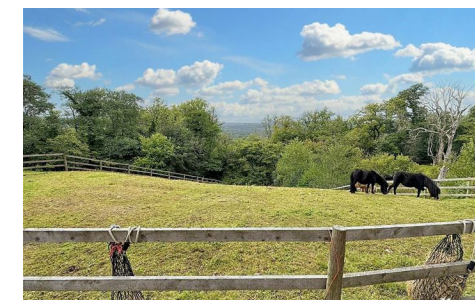
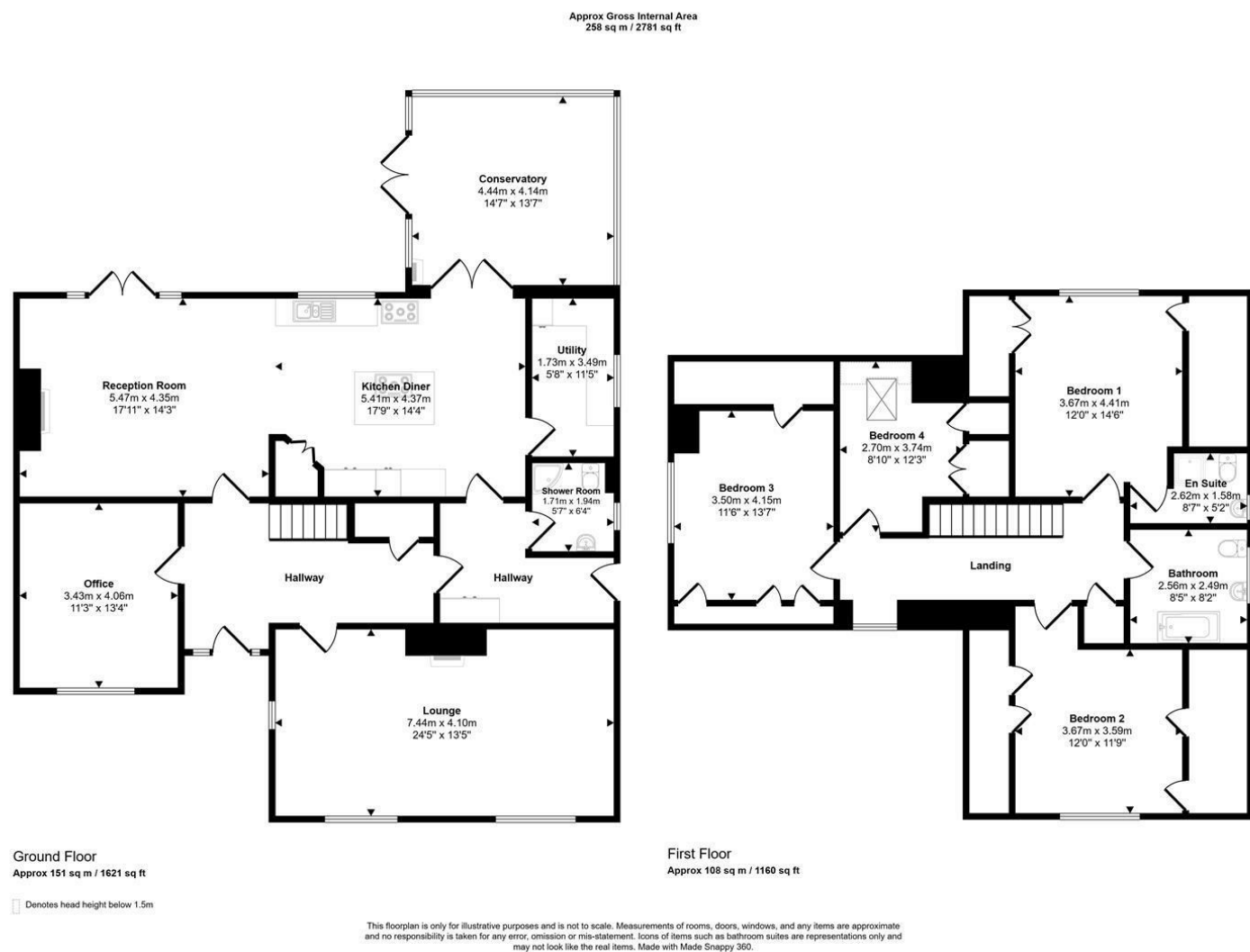


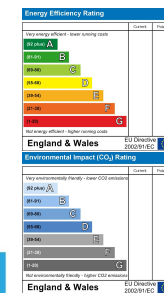


Bryn Celyn Heol Ddu, Ammanford, SA18 2UG

- Detached Equestrian Property
- Versatile Living Accommodation
- Over Ten Stables
- Ample Parking & Garage
- Viewing Essential
- Four/Five Bedrooms
- Six Acres (approx) of Paddocks
- Tack Room, Hay store, Turnout area
- Semi-Rural Location
- EPC TBC

£650,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



About the property...

Positioned in the popular area of Heol Ddu, just minutes from the market town of Ammanford, this exceptional four/five bedroom detached property offers the perfect blend of rural charm, spacious living, and fully equipped equestrian facilities.

Inside, the accommodation is remarkably versatile, thoughtfully laid out to suit a range of lifestyles. A welcoming lounge provides a relaxing retreat, while the heart of the home is the open-plan kitchen, dining and family area — a bright, sociable space ideal for both everyday living and entertaining. The conservatory extends the living space further with access to the decking area to the rear. A separate utility room and a boot room with its own full shower room add practicality, while a dedicated office or fifth bedroom provides flexibility for home working or multigenerational living. Upstairs there are four double bedrooms, the master has an en-suite shower room, and a modern family bathroom.

Outside, the property truly comes into its own. Designed with equestrian living in mind, the grounds feature over ten stables, a secure turnout area, tack room, hay store, garage/workshop log store. The surrounding land has been thoughtfully divided into manageable one-acre paddocks, each with water facilities and field shelters. Further paddocks lie just across the quiet single-track road opposite the property, and we are advised that an additional two acres may be available to rent from a nearby landowner, subject to agreement.

The gated driveway provides ample parking and turning space for horse boxes and trailers, while to the rear, an expansive decked area offers the perfect setting for outdoor dining, entertaining, or simply enjoying the peaceful countryside surroundings. The garden is well stocked with mature trees and herbaceous borders, providing colour, structure, and privacy throughout the seasons.

Property must be viewed to be fully appreciated.



DIRECTIONS

To reach the property from Quay Street in Ammanford, head north-west and continue straight through the roundabout, taking the second exit onto Heol Wallasey. Follow this road for approximately 0.2 miles before turning right onto High Street. Continue for around 0.4 miles, then turn left onto Wern-Ddu Road. After 0.8 miles, turn right onto Heol Ddu, where the property will be located on the left-hand side.

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band TBC
FACEBOOK
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
KAB/KAB/DRAFT/09/25



LOCATION AERIAL VIEW

