



- Refurbished Detached Three/Four Bedroom House
- Stable Barn with Six Indoor Pony Boxes & One Outdoor Pony Box
- Double Garage ● Large Lawned Garden ● Five Gently Sloping Paddocks
- Elevated Location with Stunning Views to Laugharne and the Black Mountain
- Approx. 2 Acres In All

GENERAL AND SITUATION

Approximate Distances:
St Clears 3½ miles • A40 2 miles • Carmarthen 7½ miles

A refurbished three/four bedroom house set in approx. 2 acres with a large garden, stable barn with six indoor pony boxes, one outdoor pony box and five paddocks, in a fabulous location with lovely views to Laugharne and the Black Mountain

The house is believed to date back to around 1890 and it has been refurbished by the present owner in recent years. The property is ideal for smallholding or private equestrian use.

Although extremely rural the property is only two miles from the A40 which provides a fast link to Carmarthen and the M4 motorway. St Clears provides a good range of local shops and amenities with more comprehensive facilities in Carmarthen.

THE RESIDENCE

A detached house believed to date back to around 1890 with oil-fired central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Main Entrance** is from the garden through a half-glazed door leading directly into the Lounge which has a fireplace with electric 'real flame' fire and laminate flooring.

The adjacent **Kitchen** is fitted with a range of base and eye level units with laminate worksurfaces, incorporating sink with drainer and mixer tap, integral dishwasher, wine-cooler, electric double oven and four ring hob with extractor hood and a tiled floor. The far end of the kitchen opens through to a **Utility/Boot Room** which has tiled flooring, plumbing for washing machine and an external glazed rear door.

A further door from the lounge leads through to the **Dining Room**, which has a decorative fireplace and understairs storage cupboard.

The **Front Hall** has stairs to the **First Floor** and doors leading into a **Sitting Room/Fourth Bedroom** with a fireplace with electric fire, and a **Conservatory** which has external glazed double doors to the **Garden**.

On the **First Floor** there are **Three Good-sized Bedrooms** and a **Bathroom** fitted with a panelled bath with electric shower over, WC, wash hand basin and airing cupboard.

Adjoining the house and approached externally is a **Bar/Study**.





OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a minor country lane and there are **Parking Areas** each side of the house. Double gates lead from the lane through to a **Patio** and on to the **Large Lawned Garden**, from which the wonderful far-reaching views can be enjoyed.

The **Detached Double Garage** 27' x 17'10 (c. 8.2m x 5.4m) has an electric roller shutter door and is built of block under a box profile roof, with a concrete base, light and power supplies.

Stable Barn 26'7 x 24'6 (c.8.1m x 7.5m) built of timber under a box profile roof, set on a concrete base with light and power supplies and external water tap, with **Six Indoor Pony Boxes** each 10' x 8'6 (c.3m x 2.6m)

Further Pony Box 8'5 x 8'3 (c.2.6m x 2.5m)

Shed housing the water pump and filtration system

The Land adjoins in five gently sloping, south facing Paddocks, divided with post and rail fencing and with hedges along the main borders.



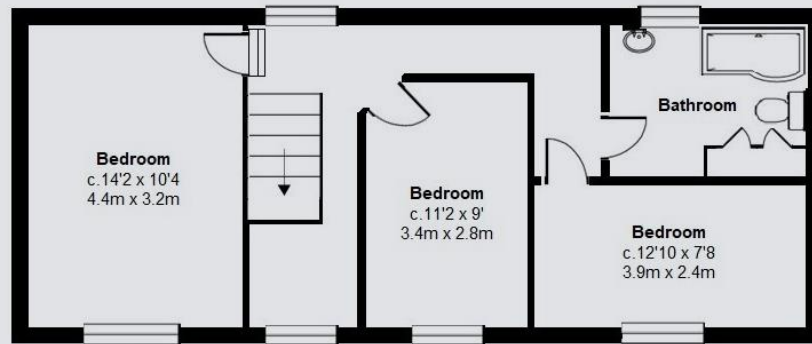
IN ALL APPROX. 2 ACRES
(About 0.8 Hectares)



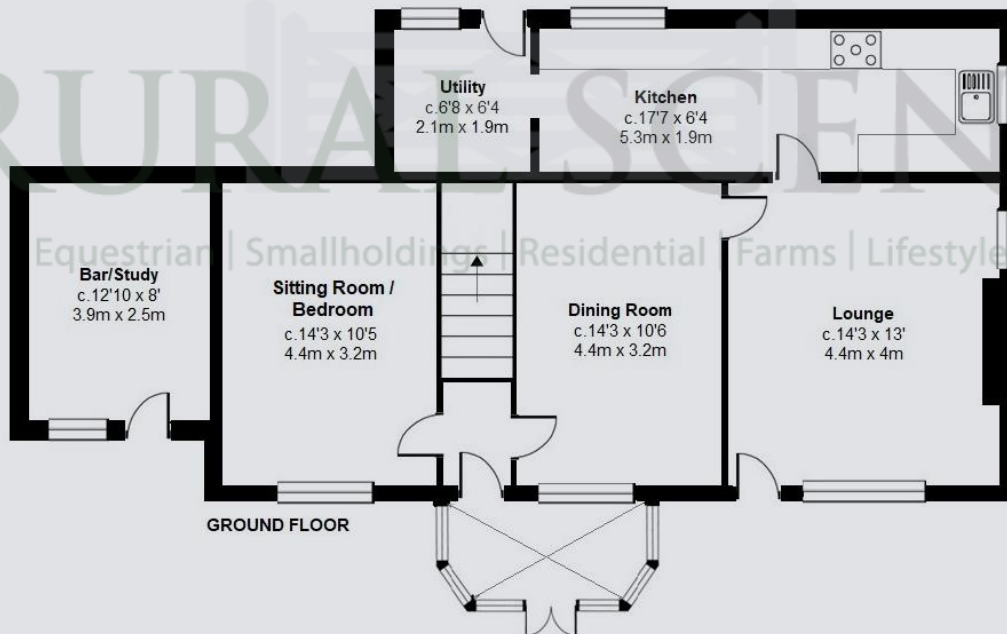
RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



FIRST FLOOR



GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** E

DIRECTIONS

From Bancyfelin take the small lane by the chapel and after half a mile turn left. Continue for a further mile and at the T-junction, turn left towards St Clears. Follow the lane to the next crossroads and turn right, adjacent to the chapel, follow the lane and Brynhyfryd is the first property on the right-hand side.

what3words /// skunks.passwords.revamping

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited BRYNHYFRYD but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

