



- Detached Two/Three Bedroom Bungalow
 - Pleasant Garden
- Stable Yard with Four Loose Boxes, Foaling Box, Tack Room and Hay Store
 - Manège 40m x 20m with Sand Surface
 - Post and Railed Paddocks
 - Approx. 4 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Trimsaran 2 miles • Kidwelly 3.5 miles • Burry Port 3.5 miles • Pembrey Beach 3 miles
Llanelli 7.5 miles • Carmarthen 12 miles • M4 Motorway J48 12 miles

A detached two/three bedroom bungalow set in approx. 4 acres with excellent private equestrian facilities, stables, manège and paddocks, in a convenient rural location

The current owner comprehensively refurbished the property in 2002 and developed the superb equestrian facilities. There is some good hacking in the local area, most notably nearby Pembrey Beach, as well as forestry riding in Pembrey Small Woods by permit. Ffos Las Racecourse is within about three miles.

The village of Trimsaran offers a good range of local amenities, including a village shop, primary school, takeaway, doctor's surgery and chemist. There is a wider range of amenities in Kidwelly and the popular coastal resort of Burry Port is also close by.

THE RESIDENCE

A detached bungalow with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the rear, through the **Conservatory** which has a tiled floor and a door into a large **Utility / Breakfast Room** that is fitted with a range of built-in storage cupboards with laminate work surfaces, incorporating a stainless-steel sink, plumbing for washing machine and oil-fired boiler.

The **Kitchen** is fitted with a range of modern built-in units with worksurfaces incorporating a 1 ½ bowl sink with drainer and mixer tap, built-in electric oven and microwave, four ring hob with extractor hood, plumbing for washing machine, tiled floor and a linen cupboard.

There is an **Inner Hall** leading round to the **Sitting Room** which has laminate flooring.

The **Bathroom** is fitted with a jacuzzi bath with mains shower over and glass screen, WC, wash hand basin, fully tiled walls and floor.

There are **Two Ground Floor Bedrooms**, one of which has stairs rising to the First Floor where there is an additional **Attic Bedroom**, and a door opening through to a large **Loft Space**, which has scope for conversion to provide a further bedroom, subject to any necessary permissions.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the country lane along a shared drive which leads past a close neighbour, through a private gated entrance opening to a substantial hard-core yard with plenty of space for numerous vehicles.

There is a very pleasant rear **Lawned Garden** with a **Patio** and a variety of mature shrubs.

The **Equestrian Facilities** adjoin, and they are as follows with approximate sizes.

Stable Yard built of timber under a box profile roof and set on a concrete base, with light, power and water supplies, providing:

Loose Box 12'5 x 10'4 (3.8m x 3.1m)

Hay Store / Workshop 20'3 x 11'8 (6.2m x 3.6m)

Tack Room 11'8 x 8' (3.6m x 2.4m) with built-in worksurfaces, sink and plumbing for washing machine

Three Loose Boxes each 12' x 11'6 (3.6m x 3.5m)

Foaling Box 18' x 8' (5.5m x 2.5m)

Storage Shed 17' x 8' (5.2m x 2.5m) built of timber and box profile on a concrete base

Manège 40m x 20m post and railed with sand surface

The **Paddocks** adjoin in level pasture enclosed with post and rail fencing, with hedges along the main border. Water is supplied to field troughs, and there is a **Field Shelter** 12'3 x 12' (3.7m x 3.6m)

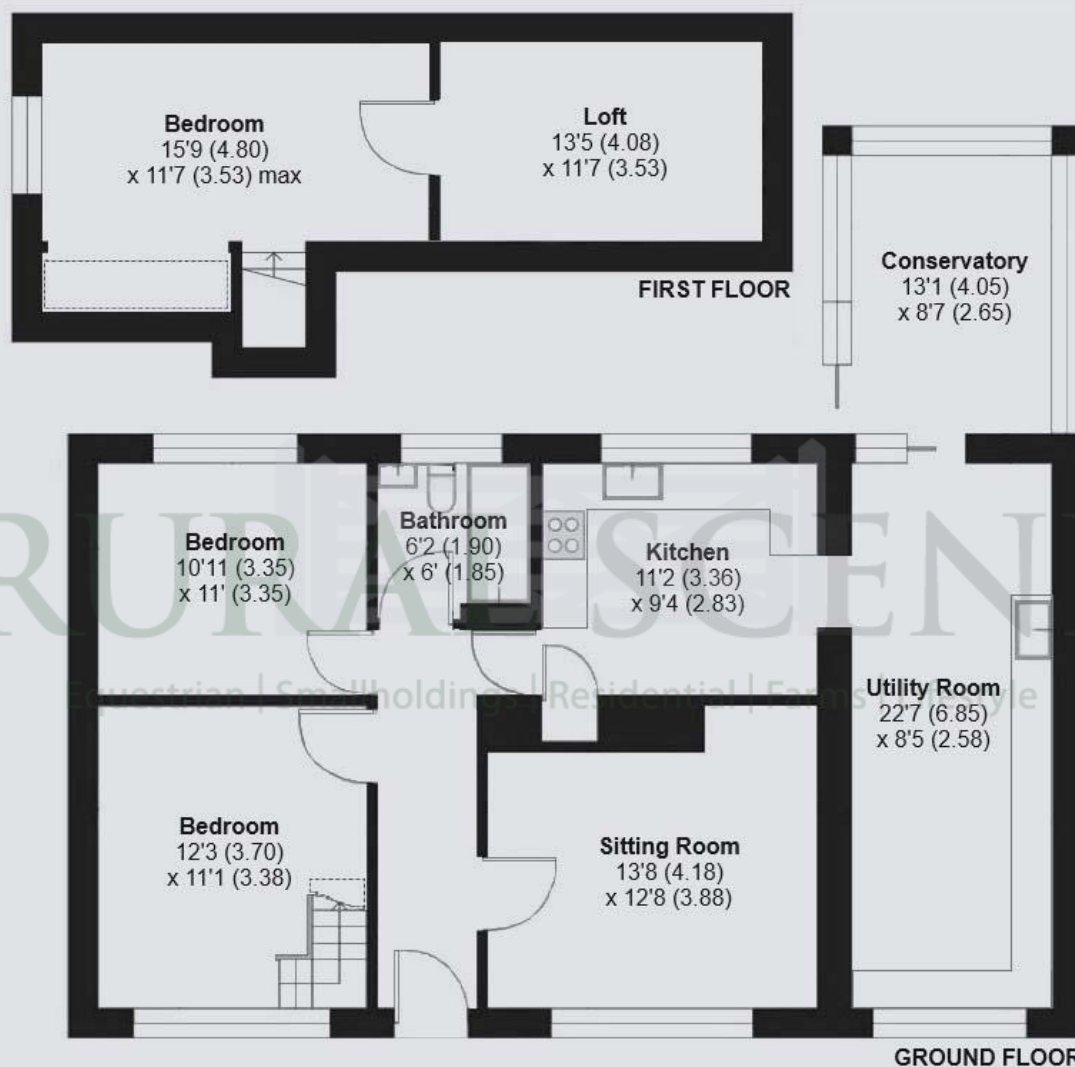
IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

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

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From Trimsaran head west on the B4308 for about one mile and turn left onto the B4317 towards Pembrey. Follow the road for just over a mile and the entrance to Greenacres will be seen on the right-hand side.

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Rural Scene have visited GREENACRES 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.