



- Detached Two Bedroom Bungalow
- Double Garage ● Stable Yard with Four Loose Boxes
- Pasture Paddocks and some Woodland
- Long Frontage to the River Dewi Fawr
- Approx. 3.3 Acres In All



GENERAL AND SITUATION

Approximate Distances:
Talog 3 miles • Meidrim 6 miles • St Clears 9.5 miles
Carmarthen 10 miles

A detached two bedroom bungalow set in approx. 3.3 acres with stabling, garage, paddocks, woodland and long frontage to the River Dewi Fawr

Trewrda Fach is set in an enchanting location on the fringe of the small village of Penybont, and in the agents' opinion, it is ideal for smallholding or private equestrian use. The house is in a slightly elevated position with a raised, south facing deck, with lovely views over the river, and the valley beyond.

The neighbouring village of Talog has a popular farm shop and there is a primary school in Trelech, which is about 2.5 miles. There is access at St Clears onto the A40 dual carriageway, which provides a fast link to Carmarthen and the M4 Motorway.



THE RESIDENCE

A detached bungalow in a slightly elevated position, providing accommodation on one level, with an integral double garage below. There is LPG gas central heating and the windows are double-glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Front Door** that opens into a lobby and on through into an **Entrance Hall**.

There is a lovely, bright, south-facing **Sun Room** which is L-shaped, and an adjacent **Garden Room** which has glazed double doors opening onto the Raised Deck.

The spacious **Kitchen / Dining Room** provides a **Kitchen Area** fitted with a range of built-in units with worksurfaces, incorporating a single bowl stainless steel sink, electric oven and hob, plumbing for dishwasher and the LPG gas fired central heating boiler. There is a brick fireplace within the **Dining Area** with a tiled hearth.

There are **Two Bedrooms** and a **Bathroom** fitted with a bath with electric shower over, WC and wash hand basin.

At the top end of the **Entrance Hall** there is a **Rear Porch** with an external door.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a small country lane, through a double-gated entrance with a driveway leading to ample **Parking Areas**.

A path with a stone retaining wall leads up to the front door, and there is a side garden area stocked with a wide variety of ornamental shrubs.

On the **Lower Ground Floor** below the bungalow, is an **Integral Double Garage** with double doors to the front and a pedestrian door to the side.

The **Stables** lie adjacent to the residence and are built of timber under an onduline roof, set on a concrete base, providing **Four Loose Boxes**, three 12' x 12' (3.6m x 3.6m) and one 12' x 10' (3.6m x 3.1m) plus a **Feed Store** 16' x 5'6 (4.9m x 1.7m)

The **Land** adjoins in attractive **Pasture Paddocks** which are mainly enclosed by fencing and hedging. There is long frontage to the **River Dewi Fawr** and on the opposite side of the river there is a **Further Paddock**, and an area of **Natural Deciduous Woodland**.



**IN ALL APPROX. 3.3 ACRES
(About 1.3 Hectares)**

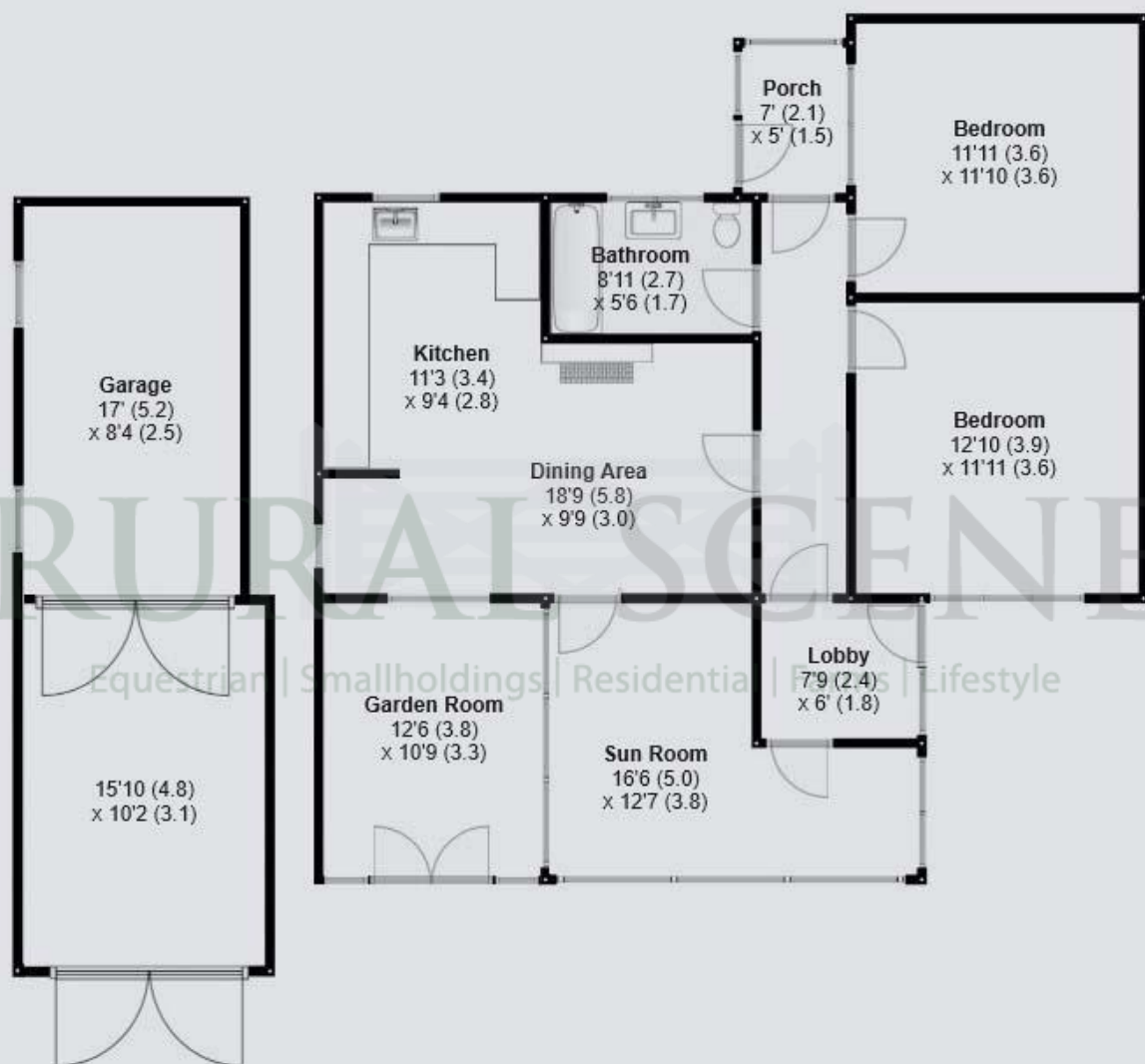
Agent's Note There is some Japanese Knotweed growing in the wooded area on the opposite side of the river. The vendors have commenced a treatment plan.



RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)
Solar Panels and a Heat Pump are due to be installed.

TENURE Freehold ENERGY RATING F COUNCIL TAX D

DIRECTIONS

Head north from Meidrim on the B4299 and after about 3.5 miles, at a small crossroads, turn right sign-posted Penybont. Proceed into the village and after crossing the bridge turn left by the old school. Follow the lane for about 0.25 mile and Trewrda Fach will be found on the left-hand side.

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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 Trewrda Fach 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.