

WERN HELYG FARM 42 Heol y Mynydd, Garnswllt, Ammanford, Carmarthenshire SA18 2RY Price Guide £550,000



- Detached Four Bedroom Bungalow
- Useful Range of Outbuildings including Stables, Kennels and Stores
 - Pasture Paddocks
 - Approx. 9 Acres In All
- Attractive Rural Location with Lovely Views

REF EO7664

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Ammanford 2.5 miles • Pontarddulais 4 miles • Swansea 13 miles
M4 Motorway J48 5.5 miles - J49 7.5 miles

An attractive and spacious detached four bedroom bungalow set in approx. nine acres with a good range of useful outbuildings and pasture paddocks, in a desirable rural setting with lovely far-reaching views

The property is understood to have originally been built as a farm workers dwelling and was extended about fifteen years ago. The paddocks and outbuildings are ideal for smallholding or private equestrian use, and there is access a short distance from the property onto the local common.

Whilst in a lovely rural setting the property is only 2½ miles from Ammanford which offers a good range of local shops and amenities. The M4 motorway is readily accessible, as is Swansea city centre.

THE RESIDENCE

A spacious detached bungalow with LPG underfloor 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 through a half-glazed door which opens into the **Kitchen**, which is fitted with a range of modern built-in units with worksurfaces, incorporating a double electric oven, four ring gas hob with extractor hood, 1½ bowl stainless steel sink, integral fridge freezer and dishwasher. A wide opening leads through to the **Dining Room**, which has a tiled floor and glazed sliding double doors opening out onto the **Patio**.

The **Dining Room** opens through to the **Sitting Room** which has a tiled floor and a rear window.

There is a **Utility Room** with a range of fitted units, storage cupboards, plumbing for washing machine and controls for the underfloor heating.

There is a separate **Front Door** leading into a spacious **Hallway** with two loft access points and a tiled floor.

There are **Four Bedrooms**, one of which is fitted with an extensive range of built-in wardrobes, a **Family Bathroom** with a bath and shower cubicle, and a separate **Cloakroom** with WC.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane, through a double-gated entrance with a private drive leading to ample parking areas. There are lawns to the front and side, as well as a timber deck to the rear which is ideal for outdoor dining.

The outbuildings are as follows, with approximate sizes:

Barn 29'6 x 20' (9m x 6.1m) block walls with GI roof, set on a concrete base, inspection pit, light, power and water supplies, two vehicular doors and pedestrian door.

Adjoining Store 30' x 20' (9.2m x 6.1m)

Two Dog Kennels

Outbuilding brick and block walls with corrugated roof, concrete base, light and power supplies, incorporating:

Room One 12'9 x 11'6 (3.9m x 3.5m)

Room Two 12'9 x 10'5 (3.9m x 3.2m)

Room Three 13' x 11'2 (4m x 3.4m)

Room Four 14' x 11' (4.3m x 3.3m) divided into two

Rear Lean-to 16'5 x 10' (5m x 3.1m)

Dutch Barn 30'9 x 14'10 (9.4m x 4.5m) block walls with oval GI roof, concrete base, light, power and water supplies with **Two Internal Loose Boxes** 17' x 10'7 (5.2m x 3.2m) and 14'10 x 11'4 (4.5m x 3.4m)

Adjoining Lean-to 31' x 16' (9.4m x 4.9m)

The Land adjoins in gently sloping, stock fenced **Paddocks** with a separate gated entrance onto the lane. There is also a **Home Paddock** with a number of young fruit trees.

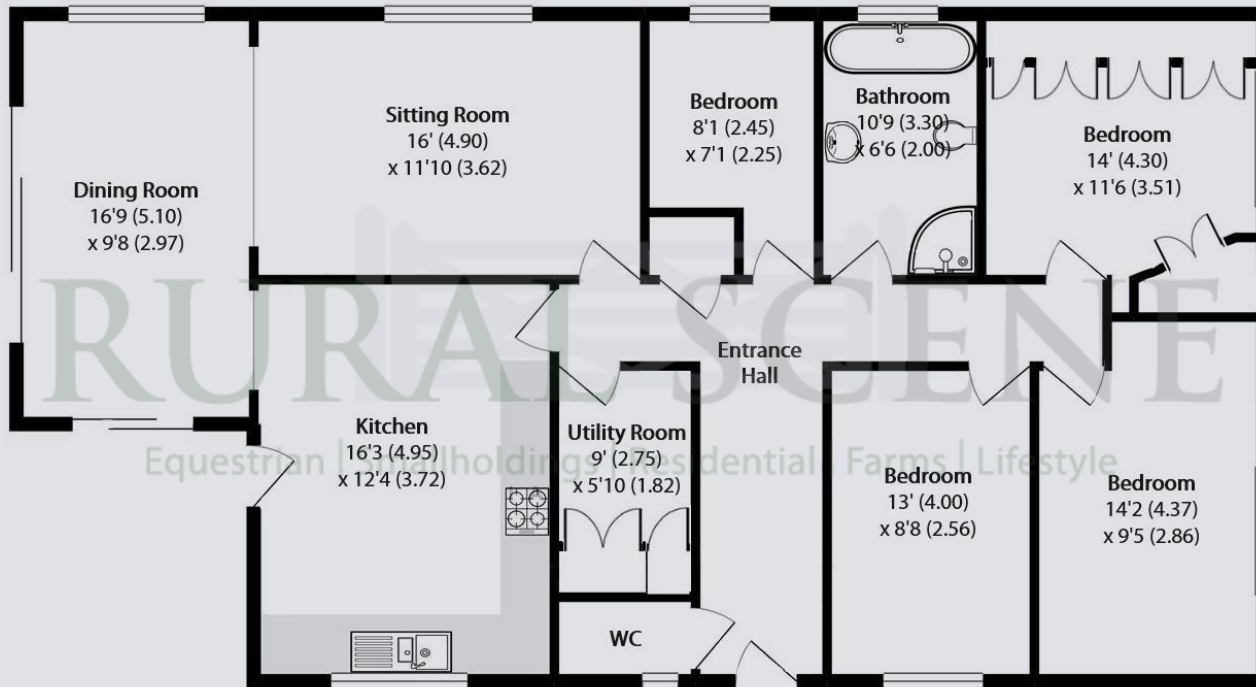


IN ALL APPROX. 9 ACRES
(About 3.6 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SWANSEA CITY AND COUNTY COUNCIL
Tel: 01792 636000

SERVICES

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

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** C

DIRECTIONS

From the A474 at Ammanford head to Betws along Park Street, go through a sharp right-hand bend and continue on Betws Road for about ½ mile, then turn right onto Maerdy Road. After about ½ mile turn left at the T-junction onto Heol y Garn, continue for a further ½ mile and turn left onto Heol y Mynydd, where the property will be found after about 300 yards on the right-hand side.

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