



- Extremely Spacious Well-Presented Semi-Detached House
- Four Bedrooms, Three Bathrooms, Three Reception Rooms
- Two Barns and Stable Yard with Three Loose Boxes
- Well Fenced Pasture Paddocks
- Elevated Position with Fabulous Views over the Towy Estuary and Carmarthen Bay
- Approx. 11.3 Acres In All

REF EO6764

GENERAL AND SITUATION

Approximate Distances:

Burry Port/Coast 3 miles • Kidwelly 4 miles • Llanelli 5 miles • Carmarthen 13 miles
Pembrey Country Park & Cefn Sidan Beach 4 miles

An extremely spacious and well presented four bedroom semi-detached house, set in approx. 11.3 acres with outbuildings, stables and paddocks, in an elevated position with breath-taking views over the Towy Estuary and Carmarthen Bay

The house is believed to be a former farmworkers cottage and it has been extended and comprehensively refurbished to a high standard by the present owners in recent years. It now provides an extremely comfortable, spacious family home with outbuildings, stables and paddocks that are ideal for smallholding or private equestrian use.

The property occupies a very secluded location, that is shared with just the one adjoining neighbour, a short distance from the village of Trimsaran, which provides a good range of local amenities including a shop, Post Office, primary school, fish and chip shop, pizza/kebab takeaway, chemist, leisure centre, doctor's surgery and rugby club. Further amenities are available locally in Burry Port, Kidwelly and Llanelli, with access onto junction 48 of the M4 motorway within easy reach.

THE RESIDENCE

An extremely spacious and extensively refurbished family home, completed to a high specification with oak doors and skirting virtually throughout, a recently installed oil-fired central heating system, solar panels (see services for details) and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door leads into a Reception Hall from which stairs rise to the **First Floor**.

There is a **Living Room** with a fireplace with logburner and understairs cupboard, plus a separate **Sun Room** with bi-folding doors opening out to the yard.

The **Kitchen** is fitted with a range of modern built-in units with roll top worksurfaces, incorporating 1½ bowl stainless steel sink, integral electric oven, microwave and warming oven, integral washing machine and dishwasher.

The **Utility Room** has built-in storage units, a sink and an external half-glazed door. There is a **Ground Floor Study** with laminate flooring, plus a **Cloakroom** with WC and wash hand basin.

On the **First Floor** the **Principal Bedroom** is extremely large, with an **Ensuite Bathroom** comprising a two person jacuzzi bath, WC, wash hand basin, built-in tv and panelled walls.

The **Second Bedroom** has an **Ensuite Shower Room** comprising a cubicle with mains shower, WC, wash hand basin with storage under and panelled walls.

There are **Two Further Bedrooms**, plus a **Family Bathroom** fitted with a roll top bath, WC, double cubicle with thermostatic shower, wash hand basin with storage under and panelled walls.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane, along a tarmacadam drive which is shared with the next-door neighbour. The drive leads to a remote-controlled electric gate, which gives access to a large, very private hardcore yard, with plenty of space for numerous vehicles.

There is a rear **Patio** with a **Hot Tub** and spectacular views over the properties fields towards Ffos Las Racecourse and the sea. There is a productive **Vegetable Garden** enclosed with post and rail fencing, with growing areas, two large **Polytunnels**.

The **Main Outbuildings** include a:

Lambing Shed c. 39'4 x 37'1 (12m x 11.3m) steel portal frame with box profile cladding, tarmacadam floor, power and water supplies.

Barn c. 45'6 x 30'3 (13.8m x 9.21m) steel portal frame with box profile cladding, concrete base, power and water supplies, electric roller shutter door, red diesel storage tank and pump.

Stable Yard built of timber under a box profile roof with **Two Loose Boxes** each c. 12'2 x 10'6 (3.7m x 3.2m) and **Hay Store** c. 12' x 11'10 (3.6m x 3.6m)

There is a fenced **Pig Enclosure with Ark**, **Poultry Enclosures** and a **Potting Shed**.

The **Land** is predominantly sloping pasture on a west-facing aspect, divided into several **Paddocks** with stock fencing. There is also an area of **Broad-leaved Woodland** with a **Natural Stream** boundary.

A **Public Footpath** crosses through the paddocks.

IN ALL APPROX. 11.3 ACRES
(About 4.6 Hectares)

MISCELLANEOUS

There is a range of farm equipment, machinery etc that may be available by separate negotiation.

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE POINT (not currently connected), SOLAR PANELS (7.8KW of solar panels, 6KW inverter with UPS system in case of power cuts, 10.5KW of lithium-ion battery storage)

TENURE Freehold ENERGY RATING C COUNCIL TAX B

DIRECTIONS

From the B4308 between Trimsaran and Pen y Mynydd, head west on Mountain Road / Heol y Mynydd for ¾ mile and turn right into Heol Waun y Clun. Proceed for 150 yds and turn left into the entrance drive to Rhiw Felen Farm.

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Rural Scene have visited RHIW FELEN FARM 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.