



- Detached Three Bedroom Bungalow Plus A Potential One Bedroom Integral Annexe
 - Equestrian Facilities Include Stables, Manège and Paddocks
 - Approx. 3.2 Acres In All
 - Desirable Location

GENERAL AND SITUATION

Approximate Distances:

Whitland 2 miles • St Clears / A40 3 miles • Narberth 9 miles • Carmarthen 12 miles

A desirable three bedroom bungalow with a potential integral annexe, set in approx. 3.2 acres in a fantastic location with an excellent range of equestrian facilities including a Manège, stables, tack room and pasture paddocks.

The property is ideal for private equestrian use or other livestock, the current owner keeps two horses and a dog.

There are ranges of local shops available close by in both Whitland and St Clears, including a Co-op supermarket in Whitland plus various independents, Boots chemist, takeaways, doctors surgery and dentist, plus a leisure centre and a small animal vets in St Clears.

For those who are equestrian, there is quiet lane hacking from the property, and possible access to Llanddowror Woods through local farmers' land by private agreement. Within 15 mins box of Canaston Woods where there is designated secure horse box parking free of charge, Coxlake XC course is nearby, and the beach at Pendine offers 7 miles of glorious sands. There are various local equestrian centres that regularly run BD BS Arena eventing clinics etc, including Moor Farm in Haverfordwest (indoor arena), Little Mill equestrian Bronwydd, Pibwrlwyd Campus Carmarthen (indoor arena), Coombe Park Stables Carmarthen (indoor arena), Beacons Equestrian Ammanford, and Westwood Equestrian nr Cross Hands. Local Riding clubs include Cwm Derwen and West Wales

THE RESIDENCE

A three bedroom detached bungalow with potential integral one bedroom annexe and oil central heating. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes:

On entering through the **Main Entrance**, to the right is a large **Reception Room** with a fireplace (chimney currently capped), patio doors leading onto wooden decking overlooking the willow tree and front garden / driveway.

A door leads into the **Kitchen/Dining Area** with room for a small dining table, ample built-in storage cupboards LPG gas hob, electric oven, plumbing for washing machine and an external door leading out to the rear garden and the back of the horse yard.

Bedroom One is a decent double, **Bedroom Two** is currently used as an office and has wall lights. **Bedroom Three** overlooks the back of the property, has an **Ensuite Bathroom** with a bath with shower over, basin and WC. The **Family Bathroom** offers a basin, WC and double shower cubicle.

There is a further wing which was previously used as an annexe. It has a **Utility Room** with plumbing for washing machine, French doors to rear, outside light. **Former Kitchen** fitted with a sink, electric point for cooker (currently disconnected). **Bedroom** has a window to the side, and a **Reception Room** with patio doors to the front overlooking the front driveway.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the main road, through a gated entrance onto a tarmac driveway. To the front of the residence there is a lawned area with large Weeping Willow and ample parking space for several vehicles.

The side and rear gardens are fenced for dogs. There is a large side gate leading to a further parking area (potential plot), then a further gate leading to the yard, field and around the back of stable block one.

There is a small **Manège** measuring approx. 20m x 16m with sand and rubber surface.

Stable Block One has a pent roof, providing **Two Stables** each approx. 12' x 12' (about 3.6m x 3.6m). The roof is in need of refurbishment.

Stable Block Two has an apex roof, the back was re-roofed approximately 3 years ago and the front was re-roofed 18 months ago. Incorporating **Two Stables** each approx. 16' x 12' (about 4.9m x 3.6m), **Two Tack Rooms** each approx. 12' x 6' (about 3.6m x 1.8m).

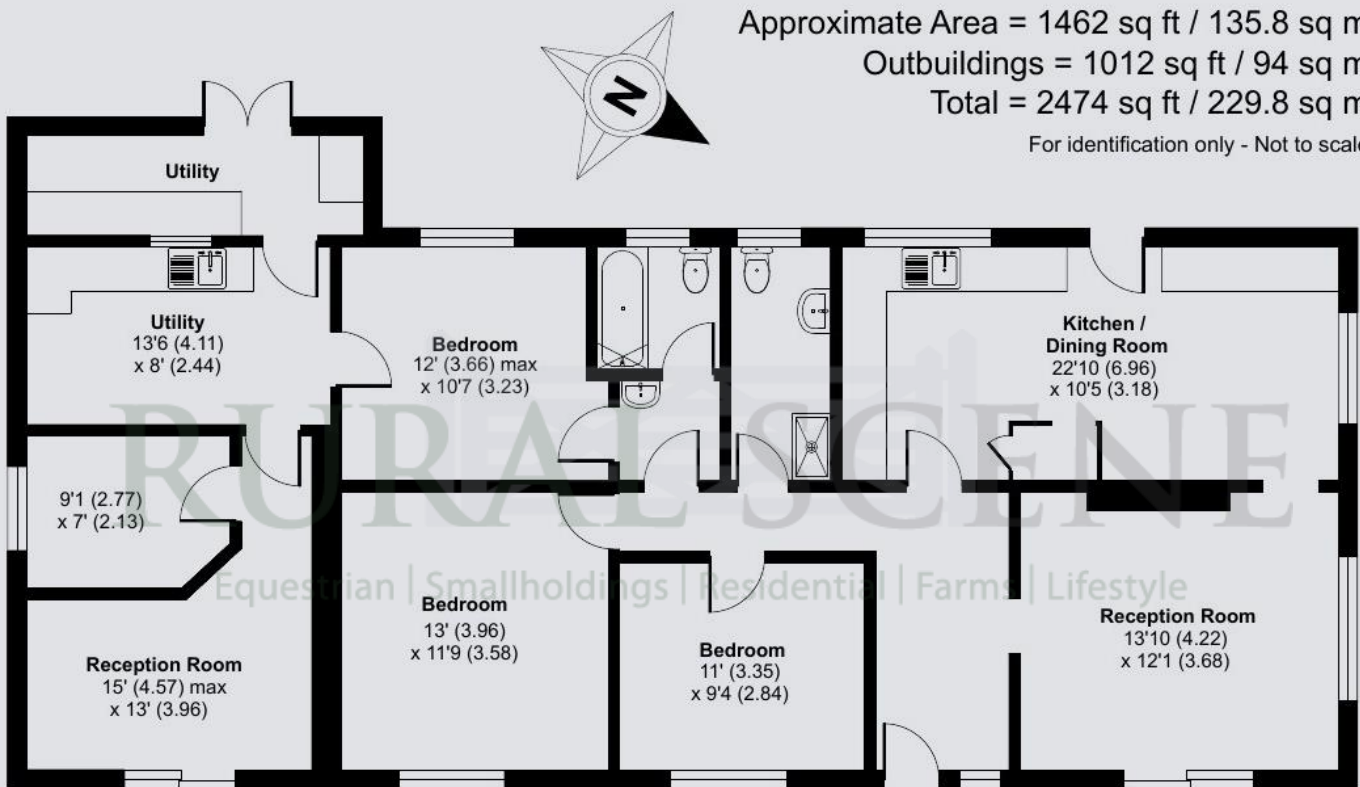
The Land adjoins in well drained pasture, double-fenced with stock fencing and post and rail.

**IN ALL APPROX. 3.2 ACRES
(About 1.3 Hectares)**



RURAL SCENE
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GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
 Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER (Not Metered), PRIVATE DRAINAGE, OILFIRED CENTRAL HEATING (Combi Boiler, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From Carmarthen head west on the A40 to St Clears, at the roundabout take the second exit and continue on A40 for approx. 1.5 miles. Take the road signed Pontyfenni (large splay), follow this road for approx. 1 mile down the hill into the small hamlet and turn right into a small lane opposite two white houses. Bedw is the first bungalow set back with grey wall, black gates and decking to the front

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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 **Bedw** 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.

