

THE BARN Lletty Tegan Farm, Rhydargaeau, Carmarthenshire SA32 7HY

Price Guide £550,000



- Beautifully Presented Three Bedroom Detached Barn Conversion
 - Private Gardens, Pasture Paddock and Woodland Area
 - Separate Outside Office, Bar / Man Cave and Workshops
 - Approx. 3 Acres In All
 - Lovely Rural Location With Few Neighbours

REF LFJ7933

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Carmarthen 6 miles • Brechfa 7.5 miles • Llandeilo 18 miles • Swansea 32 miles

A beautifully presented 3-bedroom detached barn conversion, set in approx. 3 acres, in a wonderful location with few neighbours, offering versatility and space, lovely gardens, various outbuildings, and slightly off-lying pastureland.

The Barn is understood to have been originally built in the 1800's and the conversion to a residential dwelling was completed in 2008. The current owners replaced the windows with double glazing. It is set on a working farmyard.

The property is situated within easy reach of Carmarthen town centre which has a wide range of independent shops, facilities and amenities including excellent hospital and range of schooling as well as a bus station, railway station and dual carriageway access back to the M4. Approx. one mile from the property there is a roadside garage / shop which is situated between the villages of Peniel and Rhydargaeau. The property is within very reasonable boxing distance of Brechfa Forest which offers excellent riding and walking. Pendine Sands and the beautiful south coast are about 22 miles away and to the north, Aberporth and the Cardigan Coast are about 25 miles.

THE RESIDENCE

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

The **Main Entrance** leads into a **Porch Area** that is currently set up as an **Office**, with grey tiled flooring.

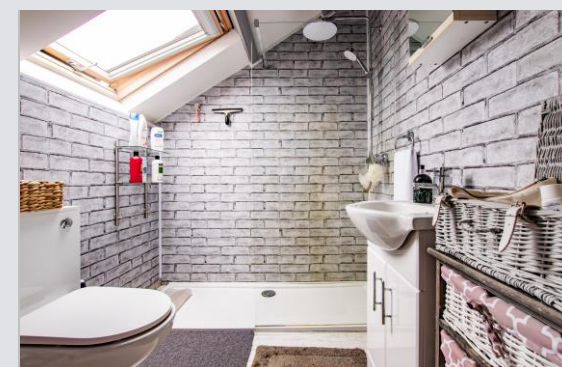
The **Living Room** has wooden flooring, exposed oak ceiling beams, ceiling lights and exposed stone wall surrounding. There is a wood burning stove.

The **Sunroom** has a mixture of tiled and carpeted flooring and doors leading out into the garden.

The **Kitchen** is fitted with a built-in fridge, freezer, dishwasher, electric oven with a cooker hood, electric hob and built in wine cooler, wooden work surfaces, with lots of cupboard space for storage and tiled flooring. An under-stairs cupboard houses the tumble dryer and provides additional storage. There is an external door leading to the front of the property.

Moving on upstairs to the first floor, the stairs and landing are carpeted. There Are **Three Double Bedrooms**, all with fitted cupboards. The largest bedroom has an **Ensuite** with a WC and hand wash basin, laminate flooring.

The **Family Bathroom** has tiled flooring, WC, hand wash basin and a shower.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached down a farm track (giving access to one other property beyond) and through a gate. There is a large, gravelled parking area.

The first outbuilding to the right of the garden is a grey wooden **Shed**, which currently houses tools and has power connected. Second building is currently set up as a **Home Bar**, this has power connected. There is another **Shed** for storage.

Moving through into a wooden fenced garden surrounding the house, which has a selection of fruit trees and shrubs. There is part grass lawn, with the top end by the house set as a large **Patio Area** which houses a **Large Gazebo** and **Woodshed**. The garden has 3 water points/taps. Just beyond at the far end of the garden is a **Cabin** currently set up as a **Home Office** with power connected and electric heaters.

Shed 1 (closest to house with electric and lighting) c. 10' x 10' (3m x 3m)

Shed 2/Bar (with electric and lighting) c. 20' x 14' (6.1m x 4.3m)

Shed 3 c. 8' x 6' (2.4m x 1.8m)

Cabin/Office c. 9' x 9' (2.7m x 2.7m)

Gazebo (on patio) c. 13' x 11' (4m x 3.4m)

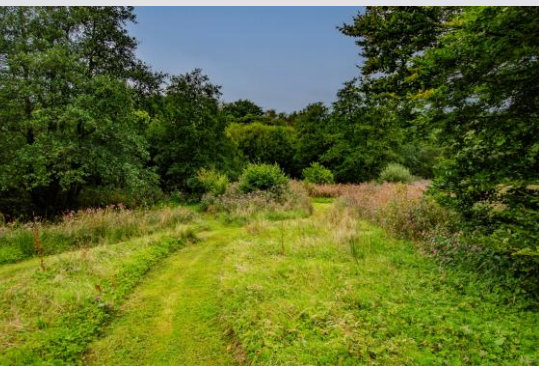
Immediately opposite the gardens and grounds, over the access trackway, lies **The Paddock** which comprises one block of gently, undulating pastureland, enclosed with fencing. The **Woodland Belt** beyond is a pretty feature and has a meandering stream running through it. It has been cleared to give easy access to the stream and has been maintained to encourage the wildlife. There are beautiful views from the land over the surrounding countryside.

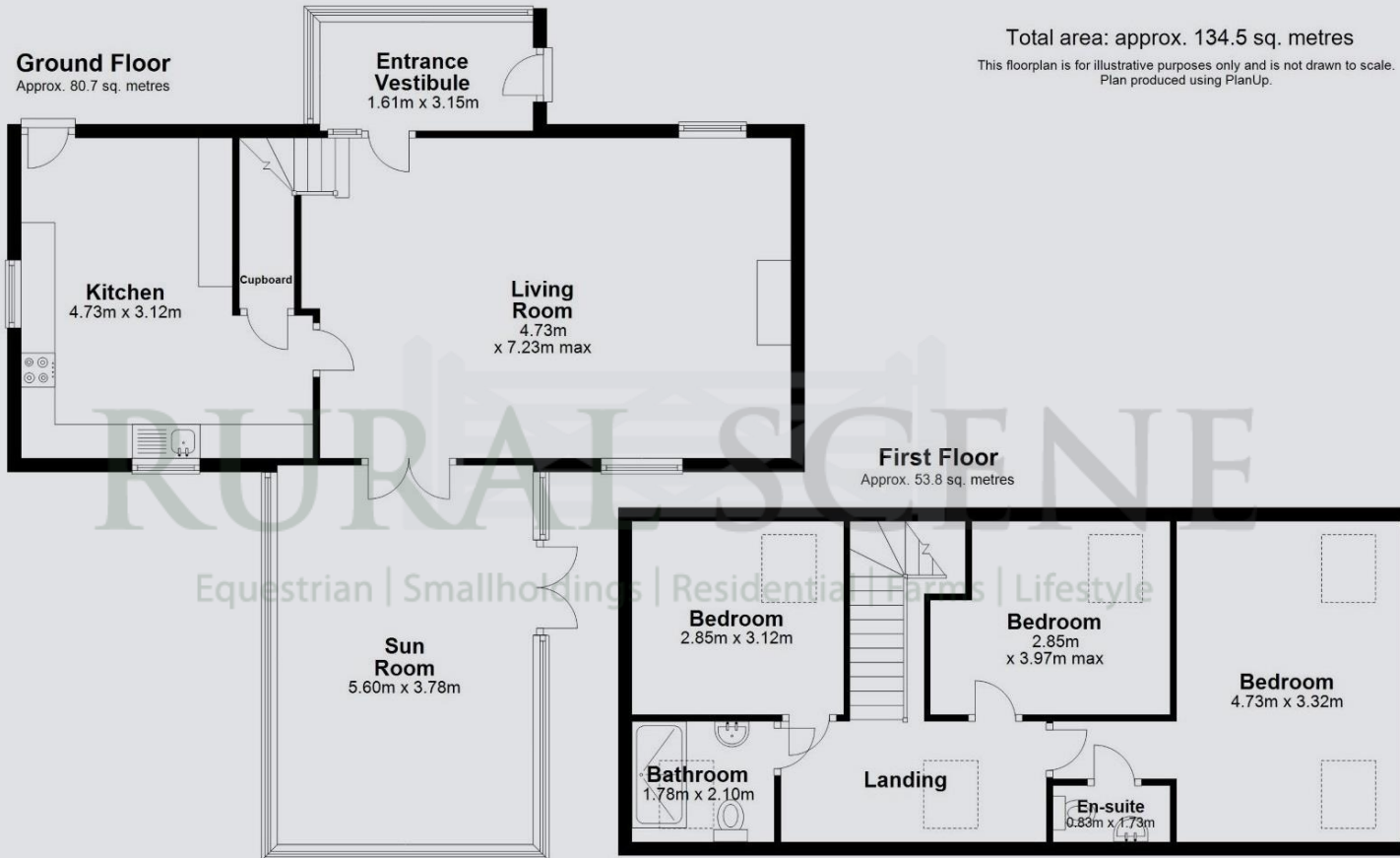
IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, PRIVATE WATER (bore hole shared with neighbouring farm, with shared maintenance and annual service agreement), PRIVATE DRAINAGE (septic tank), OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX E

DIRECTIONS

From Carmarthen take the A485 north signposted for Lampeter, travel through the village of Peniel and on to Rhydargaeau. Enter the second part of the village and at the end of the village turn right. Continue for 100yds and having passed the bungalows on the right-hand side turn first left. Continue on down the track for approximately 1/3 mile and at the end of the farm lane the property will be located on the right-hand side

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