



- Magnificent Three Bedroom Farmhouse with Adjoining Two Bedroom Bungalow
  - Four Stables, Feed Room, Dog Kennels and Workshop / Store
- Large Steel Framed Outbuilding c. 60' x 45' with Workroom and WC ● Manège ● Three Paddocks
  - Fantastic Outriding with Direct Access onto The Llanllwni Mountain and into Brechfa Forest
  - Approx. 7.3 Acres In All

REF: EO8159





## GENERAL AND SITUATION

Approximate Distances:  
Llanllwni 1 mile • Llanbydder 4 miles • Carmarthen 14 miles

A magnificent three bedroom farmhouse with an adjoining two bedroom bungalow set in approx. 7.3 acres of beautiful countryside offering privacy and seclusion with fantastic equestrian features and outriding directly onto the Llanllwni Mountain which leads onto the Brechfa Forest.

The property is set up as for equestrian use and also home to sheep, peacocks and dogs. There is a separate two-bedroom bungalow with its own entrance and parking area, ideal for multi-generational living or, as it is set up now, rented out bringing in a healthy rental income.

There is direct access to Llanllwni mountain which leads onto the famous Brechfa Forest, providing some of the best hacking in the whole of Wales and equally popular with cyclists and dog walkers.

The local village of Llanllwni lies along the A485 stretching for about 2.5 miles. Besides the village runs the River Teifi. There are good local amenities including shops, doctors and dentists. There are Welsh and English speaking schools.

The property is now offered for sale with no upward chain due to the vendors moving abroad for their next adventure.

## THE MAIN RESIDENCE

A detached three bedroom farmhouse with oak beams, oil central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is through a **Sun Room** which has tiled flooring, and a door leading into the **Kitchen** with ceiling beams, tiled flooring, range of fitted wall and base units, double sink with mixer tap, built-in electric oven, four-ring hob with hood over, integrated fridge and dishwasher. There is also a Rayburn stove heating the domestic hot water and first floor radiators.

The **Hallway** has a staircase to the first floor, doors to boot room and living room, door to **Cloakroom** with WC and wash hand basin. The **Living Room** has an attractive beamed ceiling and fireplace with timber mantle and wood-burning stove.

The **Boot / Utility Room** has tiled flooring, plumbing for washing machine, two glazed external doors and connecting door to the adjoining bungalow.

Moving upstairs to the **First Floor**, there is a **Landing** with access to loft space and doors leading to:

**Bedroom One** with a range of built-in wardrobes and double aspect windows.

**Bedroom Two** with window to the rear.

**Bedroom Three** with window to the front.

The **Family Bathroom** has a free-standing, roll top bath with shower over, tiled shower cubicle, WC, wash hand basin and towel rail.







## THE ADJOINING BUNGALOW

A door from the boot room of the main farmhouse leads into the **Kitchen / Dining Room**. The kitchen has fitted cupboards, a sink unit, built-in oven with hob and extractor hood, integral washing machine, dishwasher and fridge. From the kitchen area there is access to **Bedroom One**, the **Shower Room** and a further door leading to the **Lounge** which in turn has doors to **Bedroom Two** and a **Wet Room** with walk-in shower, WC and wash hand basin. The **Conservatory** has double doors leading to the garden.

## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a quiet country track through wrought iron gates leading into a driveway providing parking space for several cars.

The attractive gardens around the farmhouse and bungalow include lawned areas, shrubbery, and a patio BBQ area.

There are the following **Outbuildings / Equestrian Facilities**, please refer to the floorplan for approx. sizes:

**Stable Block** including **Five Stables and Tack Room / Office**

**Office / Workshop** with a sink unit, separate shower room with shower, wash hand basin and WC.

**Three Kennels**

**Manège** c. 34m x 24m (max) with post and rail and sand and fibre surface.

**General Purpose Outbuilding** steel framed with a separate workroom, wash hand basin and WC.

**Chicken Coop.**

There are **Three Paddocks** with stock and post and rail fencing, and a **Field Shelter** within one of the paddocks. At the bottom of one of the paddocks there is a **Wildlife Pond**

There is a mixture of pastureland and woodland with the most fantastic views.

The vendor informs us there are grazing rights on Llanllwni Mountain.

**IN ALL APPROX. 7.3 ACRES**  
**(About 3.1 Hectares)**

**RURAL SCENE**  
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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 and FIBRE BROADBAND (connected and available subject to normal transfer regulations)

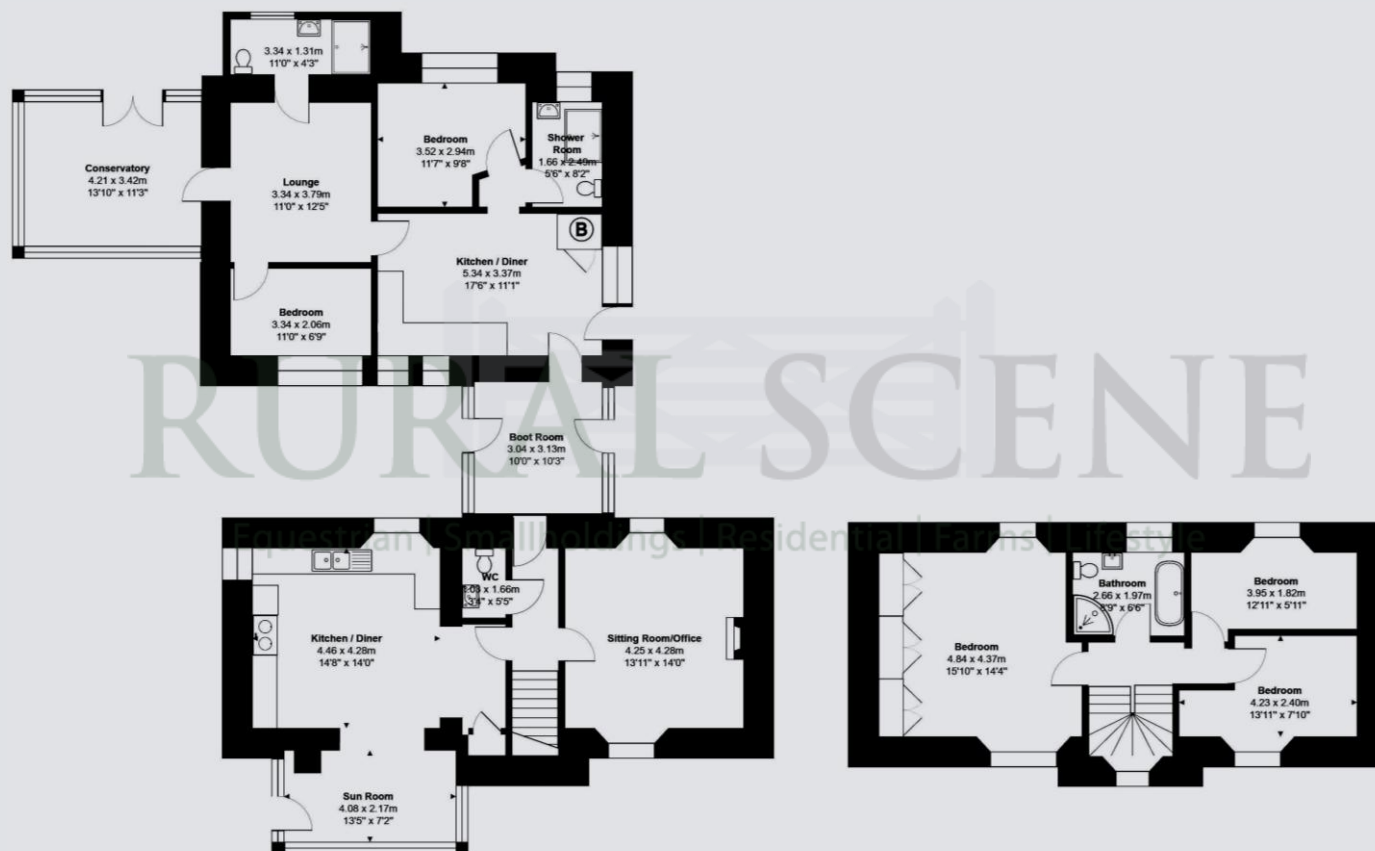
TENURE Freehold COUNCIL TAX E

ENERGY RATINGS Main Res E : Bungalow E

## DIRECTIONS

From Carmarthen take the A485 Lampeter Road and continue for approx. 14 miles until reaching the village of Llanllwni. Proceed through the village and take a right turn (just before the Belle Vue Restaurant) and continue up a small no through lane. Proceed up the minor lane for approx. 1 mile and the property is located further up on the left hand side.

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Rural Scene have visited Cefncoed Uchaf 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.