



- Substantial Detached House
- Five Bedrooms, Two Bathrooms, Four Reception Rooms
- 0.1 Acre Garden with Lawn, Patio, Polytunnel and Outhouse
 - Approx. 2 Acres Off-Lying Paddock with Three Stables
 - Direct Access onto The Black Mountain



GENERAL AND SITUATION

Approximate Distances:

Ammanford 7 miles • Pontardawe 7 miles • M4 (junction 45) 12 miles • Swansea 16 miles

A substantial five bedroom house with an off-lying paddock of approx. two acres and three stables set within the village of Upper Brynamman with direct access onto The Black Mountain.

Brynglas House is a unique 1850 period farmhouse with exposed original features complete with a modern refurbishment set on the very edge of the Brecon Beacons National Park, offering a large garden with a potential building plot suitable for a spacious 4 bed detached house or self-build (STPP) with DIRECT access onto the Black Mountain bridleway with vehicle access from the road.

The paddock and stables are off-lying by about 100m and are ideal for smallholding or private equestrian use.

The property lies within the village of Upper Brynamman. There are two pubs in the village, a fish and chip shop, dental practice, doctors surgery, Post Office, community centre, rugby club and a highly rated Primary School next to the local playground and park. Nearby Ammanford has a wider range of independent shops and senior school and the popular market town of Llandeilo is about 11 miles.

THE RESIDENCE

A comfortable family home benefitting from a huge 21.5 KW multifuel boiler stove, electric vehicle charging point, integrated Rangemaster, Miele Dishwasher, Hive central heating/water control powered by external Worcester oil boiler with radiators throughout the property and plenty of unshaded roof space for solar panels to help make this property self-sustainable. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes:

The **Main Entrance** through the front door leads directly into the **Living Room** which has a stone fireplace with log-burner, stairs to first floor and a laminated floor.

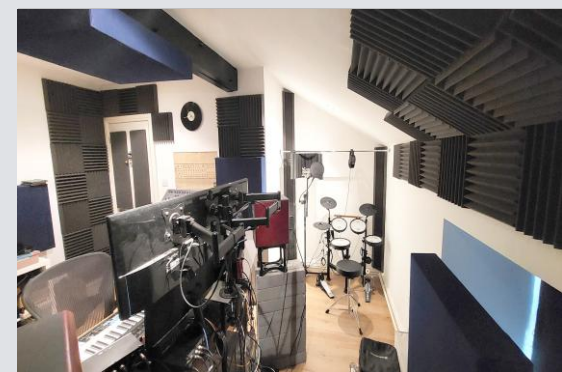
A door to the right leads through a **Study** which has fitted desk and shelving, to the **Main Lounge** which has a former fireplace which is now sealed.

The **Kitchen** is fitted with a range of built-in base units with worksurfaces incorporating 1½ bowl sink with drainer and mixer tap, Range cooker with stainless steel extractor hood, integral dishwasher and a wide opening to the **Dining Room** which has glazed external double doors to the garden.

From the other end of the kitchen, a door leads into the **Utility Room** which has an external half glazed door, sink with drainer and mixer tap, plumbing for washing machine, hot water cylinder and a downstairs **Cloakroom** with WC.

On the **Frist floor** there are **Five Good Sized Bedrooms**, one of which has an **En Suite Shower Room** with a cubicle with electric shower, WC, and wash hand basin.

There is also a **Family Bathroom** with a panelled bath with electric shower over, WC and wash hand basin





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the village lane and has a 4 bay driveway with an electric car charging point and a front lawn with a dwarf brick retaining wall. The versatile garden wraps around the property offering a patio area, space for vegetable beds, a polytunnel (with grape vine), cherry tree, small stone building, bar area and shed with electric points.

The substantial rear lawn consists of c.0.139 of an acre (562sqm) that sits in the local LDP Zone valid till 2033. The plot also has a concrete foundation ready for a summer house, stables or unique holiday let (STPP). The property also has the benefit of common land grazing rights onto the mountain (Further enquiries to be made with the local council common land officer).



The Land lies on the opposite side of the lane and is about 100m from the house. It is accessed along a track and comprises a pasture paddock enclosed with stock fencing and mature hedges. There is a natural water supply and a hard surfaced yard on which are **Three Timber Stables** each c. 12' x 12' (about 3.6m x 3.6m).

**IN ALL APPROX. 2 ACRES
(About 0.8 Hectares)**



RURAL SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

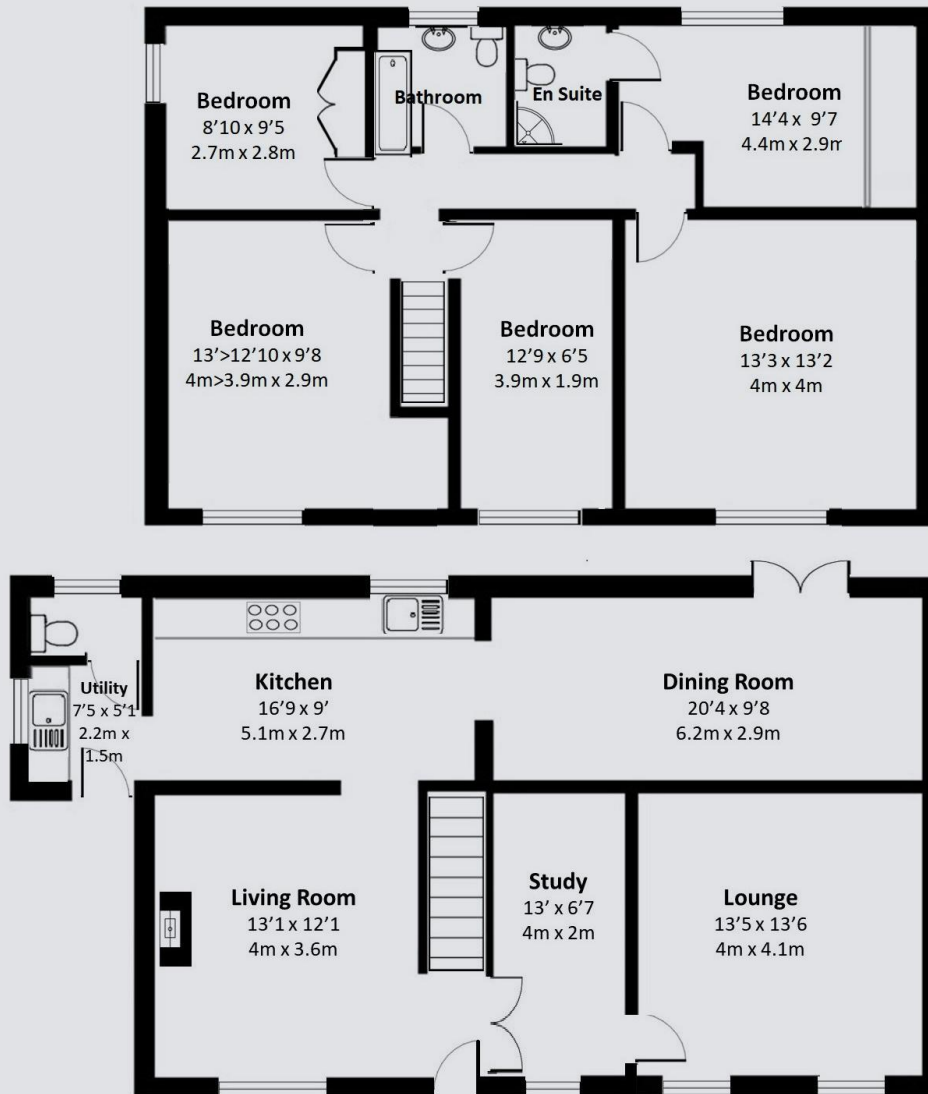
RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

SMALLHOLDINGS
FOR SALE
WALES

Brought to you by Rural Scene



AGENTS' NOTE

The mineral rights are not included in the sale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

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

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

From Brynamman take the A4069 Mountain Road to Upper Brynamman. Proceed up the hill through the village and Brynglas House is the third to last property on the left hand side.

what3words ///reduction.ranged.shin

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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 **Brynglas House** 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.