

PENGORS 61 Heol Y Mynydd, Garnswllt, Ammanford, Carmarthenshire SA18 2SE

Price Guide £595,000



- Large Detached Family Home, Six Bedrooms, Four Reception Rooms and Three Bathrooms
 - Lawned Gardens with Patio, Vegetable Patch and Orchard
 - Multipurpose Barn with Six Loose Boxes
 - Pasture Paddocks and Some Mature Deciduous Woodland
- Approx. 6 Acres In All
- Elevated Setting with Wonderful Far-Reaching Views

REF EO8353

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Ammanford 3 miles • Pontarddulais 5 miles • Pont Abraham / M4 8 miles
Swansea 10 miles

A large detached six bedroom family home, set in approx. six acres with gardens, multipurpose barn, six loose boxes, paddocks and some woodland in an elevated position on the fringe of Mynydd Mawr.

The house is understood to date back over 150 years and was significantly extended in the early 1980's. It has formerly been run as a pub known as Tafarn Pengors and it has been home to the current family for the past 35 years.

The property provides an idyllic rural lifestyle and will be of particular appeal to those interested in smallholding or private equestrian activities. There is access, a short distance on a minor country road, onto Mynydd Mawr which provides extensive riding, mountain biking and hill walking and we are informed the property comes with mountain grazing rights.

The village of Garnswllt is just over 2 miles from Betws and there is a good range of shops and large Tesco supermarket in Ammanford. There is access at Pont Abraham onto the M4 motorway and the A48 dual carriageway providing fast links to Swansea and Carmarthen.

THE RESIDENCE

A practical and spacious family home with scope for division to provide two sets of living accommodation. There is LPG central heating and the windows are double glazed.

The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

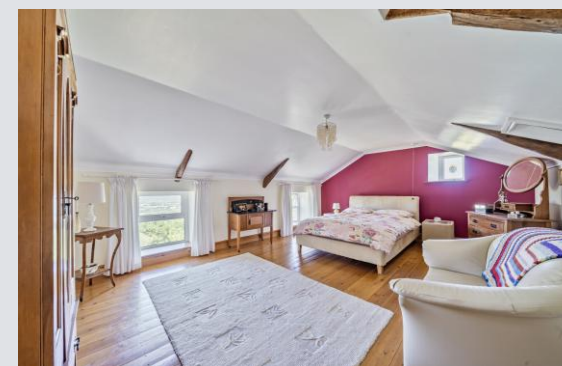
The **Main Entrance** opens into a **Reception Hall / Study** which has a tiled floor, stairs rising to the first floor with understairs cupboard and a **Cloakroom** with WC and wash hand basin.

The **Living Room** is particularly spacious with glazed external double doors opening to the front garden, **Walk-In Storage Cupboard** and fireplace with a log burner.

There is **Rear Lobby** with half glazed external door and built-in worktop with stainless steel sink.

The **Dining Room** has a pine floor, stone fireplace with log-burner and glazed external front door to the garden whilst the **Kitchen / Breakfast Room** is fitted with a range of built-in units with worksurfaces incorporating 1½ bowl sink, plumbing for dishwasher, four ring LPG hob and electric double oven.

There is a separate **Utility Room** with built-in storage units, worksurfaces, plumbing for washing machine and tiled floor. A **Rear Hallway** with second stairs rising to the first floor and open access into the **L-Shaped Conservatory** which has a terracotta tiled floor and external glazed double doors opening out to the garden.





From the rear hall, stairs rise to a **Landing Area** with access to **Three Bedrooms**, a **Bathroom** fitted with a panelled bath, WC, wash hand basin. One of the bedrooms is currently utilised as a **Sitting Room** and has glazed external door opening out to a **Balcony**.

The **Main Landing** has a **Walk-In Airing Cupboard** and access to **Three Further Bedrooms**, two of which have **En Suite Shower Rooms** fitted with cubicles with electric shower, WC and wash hand basin.

There are some lovely far-reaching views from the front windows over Ammanford towards the Black Mountain.



OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a minor country road and has a side gravelled parking area for at least two vehicles. From the parking area a gate leads on to a private drive that runs past the front garden to give access to the outbuildings and land.

There is a level lawned garden with a patio, rear orchard with a variety of young fruit trees including apple, pear and damson plus a vegetable patch with several raised beds and a **Greenhouse**.

Adjacent to the house, is the superb **Multipurpose Barn** c. 45' x 40 (about 12.2m x 12.2m) built of block with box profile roof, concrete base, light and power supplies with **Four Internal Loose Boxes** plus a further **Two Loose Boxes**.

The **Land** adjoins in gently sloping pasture paddocks, enclosed with stock fencing plus a fenced **Turnout Area** and some mature **Deciduous Woodland**.

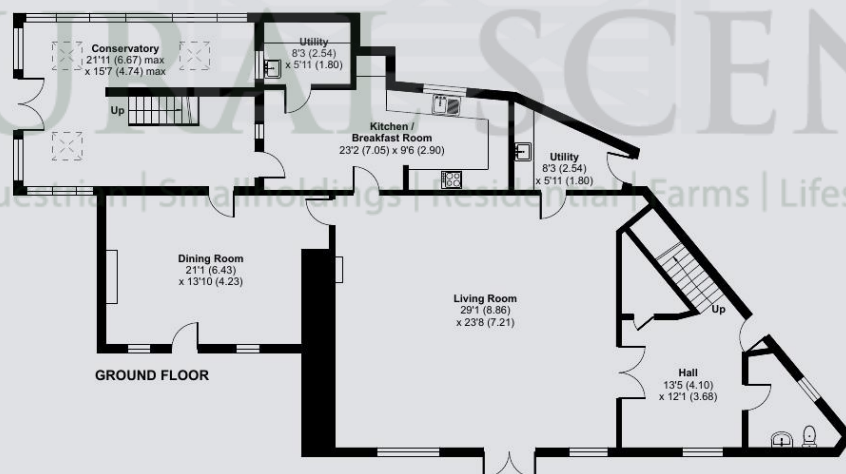
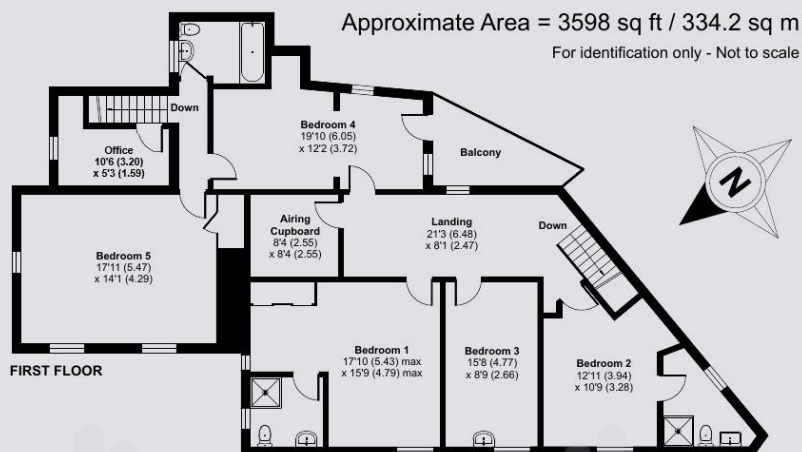


IN ALL APPROX. 6 ACRES
(About 2.4 Hectares)

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rural Scene. REF: 1302954

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SWANSEA CITY COUNCIL

Tel: 01792 636000

SERVICES

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

TENURE Freehold ENERGY RATING E COUNCIL TAX E

DIRECTIONS

From Betws, head south along Betws Road and after half a mile bear right into Maerdy Road. After a further half a mile, Maerdy Road bears left and becomes Heol Y Garn, continue for another half a mile and turn left onto Heol Y Mynydd, signposted towards Felindre. Follow Heol Y Mynydd up the hill for half a mile and Pengors will be found on the left-hand side.

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