

CAE GRUG Wernddu Road, Ammanford, Carmarthenshire SA18 2UW

Price Guide £155,000



- Private Equestrian Yard in Approx. 5 Acres
- Block Built Stable Yard with Three Loose Boxes
- Multi-Purpose Barn
 - Manège c. 40m x 18m
 - Two Paddocks
- Wide-Splayed Entrance with Plenty of Parking

REF EO8438

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Ammanford 1.5 miles • Llandeilo 6.5 miles • M4
Motorway 7 miles

A high-quality private equestrian yard set in approx. five acres with superb stables, manège, multi-purpose barn and two paddocks.

The current owners purchased the property as a bare field about twenty-five years ago and gradually developed the fantastic equestrian facilities for their own horses.

The **Stables** are built of block, under a corrugated roof, set on a concrete base providing **Three Loose Boxes** each 13'5 x 12'5 (4m x 3.8m). They front on to a concrete yard on which there is a block-built **Storage Shed** and a timber **Field Shelter** 14' x 11'9 (4.3m x 3.6m).

Next to the stables is the **Multi-Purpose Barn** 30' x 24' (9.1m x 7.3m), steel portal frame with block walls, box profile cladding and roof, set on a concrete base.

The property is approached off a minor country lane via an impressive wide-splayed, gated entrance that leads to a good-sized arrival yard with space for numerous vehicles and horse boxes.

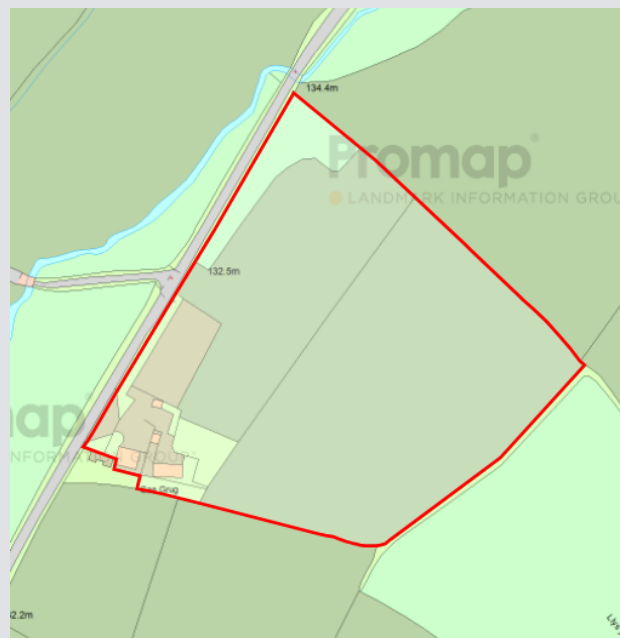
On the opposite side of the yard is the **Manège** c. 40m x 18m with sand and rubber surface, newly replaced post and rail fencing and a covered viewing gallery.

There are two adjoining **Pasture Paddocks** which are very gently sloping and have stock fenced boundaries.

A public footpath is marked on the Ordnance Survey, running through the paddocks beyond the stables and manège, although we understand that it has not been used for many years.

The property lies in a pleasant rural location just over 1.5 miles from Ammanford.

**IN ALL APPROX. 5 ACRES
(About 2 Hectares)**



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

THERE ARE NO MAINS SERVICES CONNECTED TO THE SITE.

Power is currently supplied by a diesel generator and there are some solar lights. Water is collected off roofs and is stored in six IBC tanks.

TENURE

Freehold

DIRECTIONS

From the High Street in Ammanford head east and before joining the A474 turn left into Wernddu Road. Continue for one mile and the property will be found on the right-hand side.

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

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 **CAE GRUG** 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.



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