



- Beautifully Presented Semi-Detached House with Stunning Landscaped Gardens
- Three/Four Bedrooms, Three/Four Shower Rooms and Two Reception Rooms
- Garage, Outbuildings and Polytunnel
- Productive Vegetable Garden
- Large Lawns with Ornamental Pond and Well Stocked Borders
- Approx. 0.7 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Pontyates 1.5 miles • Kidwelly 4 miles • Pembrey Country Park 6.5 miles
Carmarthen 9 miles • M4 J48 10.5 miles

A beautifully presented semi-detached house with three/four bedrooms, three/four shower rooms and two reception rooms, set in gorgeous landscaped gardens with a garage and various outbuildings, in an extremely pleasant rural location.

The original parts of the house are believed to date back to 1895, and there were substantial extensions added in 2015 and 2018, with provisions made for wheelchair access. The incredible gardens and grounds are a particular feature of the property having been designed by the highly acclaimed 'Autistic Gardener' Alan Gardner, who is well known for his multiple appearances on television.

The property sits adjacent to a minor country lane, a short distance from the village of Pontyates which has a good range of local amenities including doctors' surgery, chemist, Post Office, hairdresser, pet shop, Co-op supermarket, filling station and two primary schools. Further amenities are close by in Kidwelly, and the popular beach at Pembrey Country Park. The main marketing and administrative centre of Carmarthen is easily accessible, as is the M4 motorway at junction 48.

THE RESIDENCE

A spacious and well-presented semi-detached house with recently installed air source central heating and photovoltaic solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through glazed double doors that open into an impressive **Garden/Dining Room** with three sets of skylight windows and a porcelain tiled floor with underfloor heating.

A door from the **Dining Room** leads into a **Utility/Shower Room** which is fitted with a range of built-in units, worksurfaces, 1½ bowl sink with drainer and mixer tap, plumbing for washing machine, mains shower with glass screen and WC with electrically operated seat and automatic flush.

The equally impressive **Kitchen/Dining Room** is fitted with an extensive range of high-quality base and island units with worksurfaces, incorporating 1½ bowl sink, electric double oven, five ring gas hob, plumbing for dishwasher, porcelain tiled floor, log burner and glazed double doors opening out to the terrace.

The large **Living Room** has a free-standing log burner, stairs rising to the first floor with understairs cupboard and access to the **Front Entrance Lobby**.





On the **First Floor** there are **Two Bedrooms** one of which has glazed doors opening onto a **Balcony** with views overlooking the vegetable garden. Both bedrooms have **Ensuite Shower Rooms**, fitted with shower cubicles, WC and wash hand basin.

There is a **Further Bedroom/Dressing Room/Study** which also has access to one of the **Ensuite Shower Rooms**.

The **Third Main Bedroom** is on the **Second Floor** with picture windows overlooking the main garden and an **Ensuite Shower Room** fitted with a cubicle with electric shower, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane through a wide splayed entrance with double gates leading on to a gravel drive with plenty of parking for numerous vehicles.

There is a substantial **Patio** with useful built-in storage beneath and light and power supplies, overlooking the central garden area which is primarily laid to lawn with an **Ornamental Pond** and beds stocked with a wide variety of shrubs and flowers. At the top end of the garden is an **Outhouse** known as 'Ty Tut' (meaning little house) which measures c. 20' x 10' (6m x 3m) with insulated walls, light, power and water supplies, three sets of glazed double doors along the front and a **Mezzanine Storage Loft**.



The **Vegetable Garden**, which has been extremely productive for the current owner, lies to the side of the house, and there is a **Polytunnel** c. 18' x 12' (5.5m x 3.7m)

The stone drive continues past the main garden to a top yard where there is a **Garage**, **Tool Shed** and **Log Store** with power and water supplies. There are many fine mature oak and birch trees.



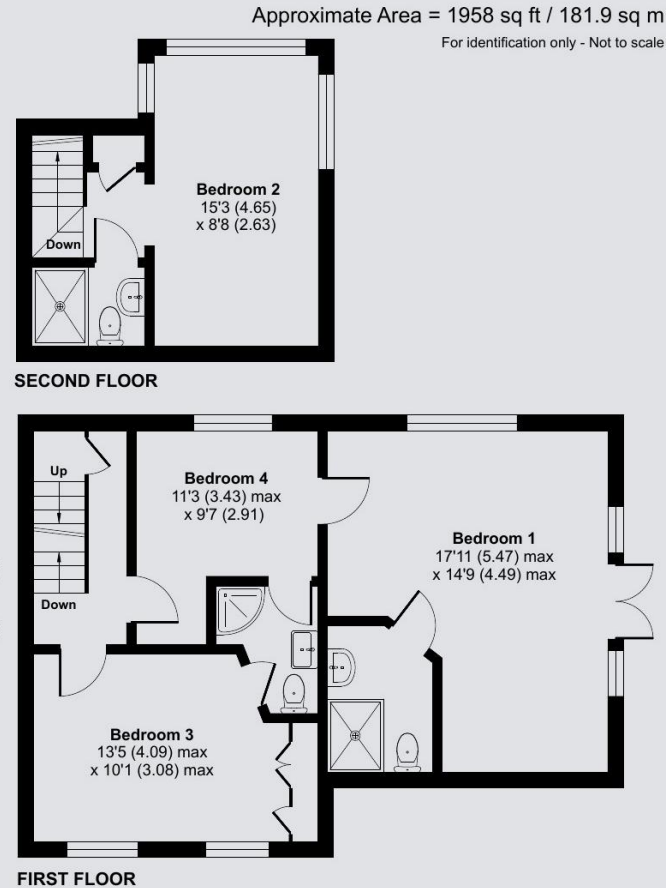
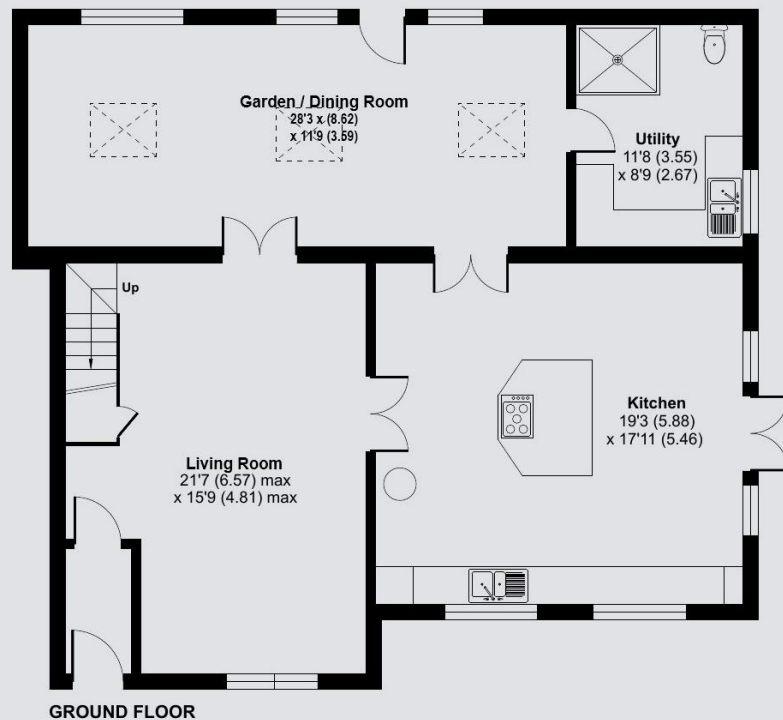
IN ALL APPROX. 0.7 ACRES
(About 0.3 Hectares)



RURAL SCENE
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Approximate Area = 1958 sq ft / 181.9 sq m
For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
AIR SOURCE CENTRAL HEATING, PV SOLAR PANELS,
TELEPHONE and BROADBAND (connected and available
subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** B

DIRECTIONS

From Pontyates take Heol Nazareth adjacent to Cwmru Pet
Supplies. Continue for just over a mile until reaching a
wide junction. Turn right sign-posted Pedair Heol, continue
for 0.2 miles and the property will be found on the right-
hand side.

what3words /// hoped.span.frizz

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Rural Scene have visited 2 GLYNCOED 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.

