



- Refurbished Three/Four Bedroom Home
- Garden and Vegetable Patch
- Stable Yard and Two Barns/Sheds
- Garage/Workshop
- Three Pasture Paddocks
- Approx. Three Acres In All
- Accessible Rural Location

REF EO8528



## GENERAL AND SITUATION

### Approximate Distances:

A48 Dual Carriageway just under 1 mile • Cross Hands 1.5 miles • Carmarthen 10 miles  
Llandeilo 9 miles • Llanelli 11 miles

A refurbished three/four bedroom home set in approx. three acres with lawns and vegetable garden, stables, outbuildings and three paddocks in an accessible rural location within easy reach of the A48.

The house is believed to date back to the late 1800's and it has been extended and refurbished more recently. It is ideally suited to those interested in smallholding or private equestrian use and there is access to hacking in the local area on nearby Mynydd Mawr. More extensive hacking is within a short boxing distance on the beach at Pembrey or in Brechfa Forest.

Foelgastell is a small rural village with good access onto the A48 dual carriageway which provides a fast link to Carmarthen to the west and the M4 / Swansea to the east. The Enterprise Park at Cross Hands provides a wide range of shops and amenities.



## THE RESIDENCE

A detached home which has recently been refurbished by the present owners. The windows are double glazed and there is oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door opens into a spacious **Living Room** which has a feature inglenook fireplace with inset logburner.

The **Kitchen/Breakfast Room** was refitted in 2022 with a range of built-in units with worksurfaces incorporating a sink, Range cooker with extractor hood, external rear door to the garden and one exposed stone wall.

There is a **Study** which could be used as a ground floor bedroom and a lovely **Conservatory** with doors opening out to the garden.

Completing the ground floor is a **Cloakroom** with WC and wash hand basin leading into a **Utility Room** which houses the oil-fired boiler.

There are **Three Bedrooms** on the first floor and a **Family Bathroom** fitted with a panelled bath with shower over, WC and wash hand basin with cupboards under.



## OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a small lane/track and there is a side parking area with space for several vehicles. The front garden is enclosed with a stone retaining wall and a separate gated entrance to the side of the house leads up to the stables and paddocks.

There is a very pleasant enclosed rear lawned garden with a **Garden Shed** and **Summer House** leading on to a further garden area that is currently used for poultry. Beyond the poultry enclosure there is a **Vegetable Garden** with a **Greenhouse**.

The side vehicular access leads up to a stone chip surfaced yard where there are the following outbuildings with approx. sizes:

**Garage/Workshop** 18' x 18' (about 5.5m x 5.5m) built of timber under a box profile roof with light and power supplies.

**Shed** 20' x 10' (about 6.1m x 3m) built of timber under a box profile roof.

**Stable Yard** built of timber under a corrugated roof and set on a concrete base with light, power and water supplies providing:

**Two Loose Boxes** 14' x 12' and 12' x 12' (about 4.3m x 3.6m and 3.6m x 3.6m)

**Feed Room** 12' x 6' (about 3.6m x 1.8m)

**Hay Barn** 18' x 18 (about 5.5m x 5.5m).

There are three adjoining stock fenced **Paddocks**.

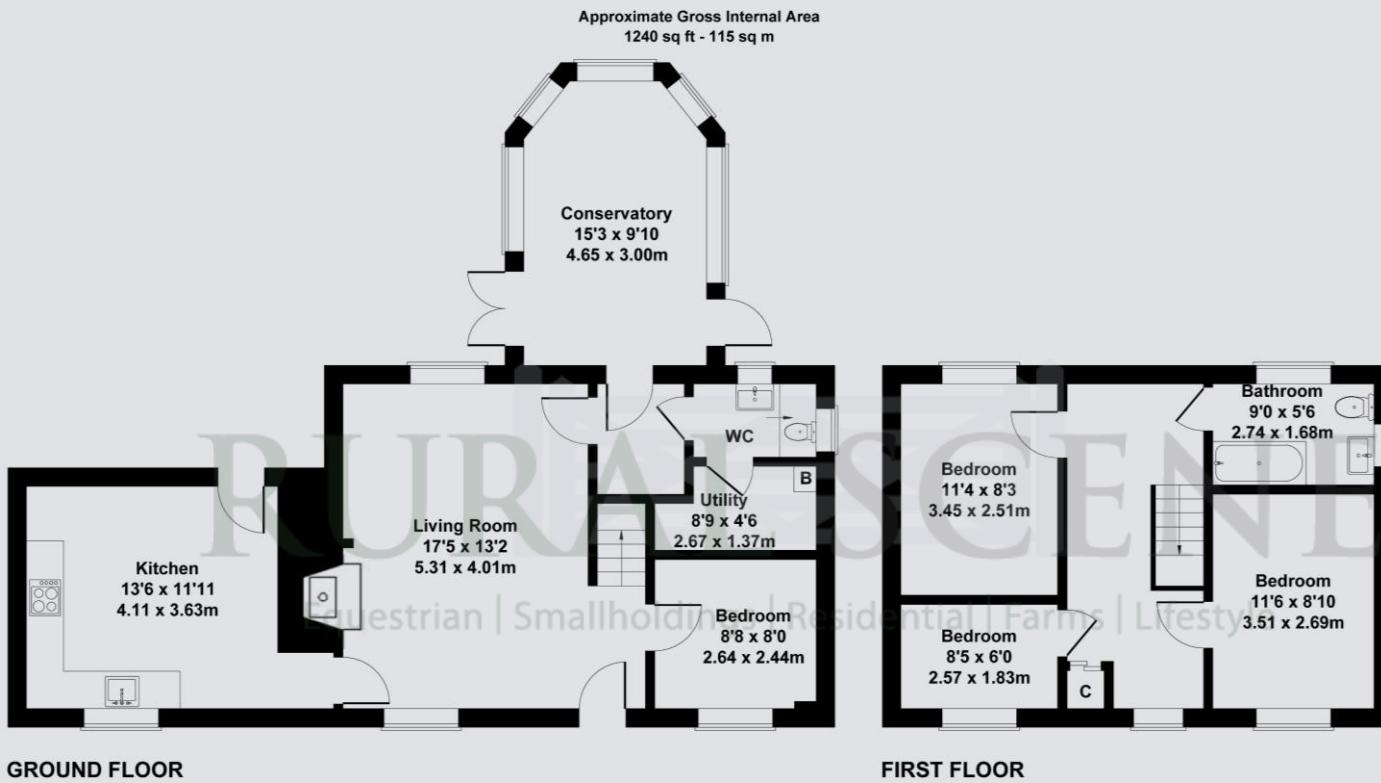
IN ALL APPROX. 3 ACRES  
(About 1.2 Hectares)



# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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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 Blaenrhyd 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.



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

Tel: 01267 234567

## SERVICES

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

**TENURE** Freehold    **ENERGY RATING** F    **COUNCIL TAX** E

## DIRECTIONS

From the A48 follow signs to Foelgastell, proceed through the village, down the hill and at the bottom of the hill turn right into a small lane. Follow the lane around to the right and the property will be found on the right hand side.

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