



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Cefncoed Uchaf  
Llanllwni  
Pencader  
Carmarthenshire.**

Offers In Region Of **£750,000**



- Delightfully Positioned 7.3 Acre Country Smallholding
- Quiet Rural Spot Enjoying Total Privacy & Seclusion
- Easy Access To Llanllwni Mountain & Brechfa Forest
- Ideal Country Lifestyle Opportunity
- High Equine Appeal & Good Out Riding Nearby
- Detached 3 Bedroom Period Farmhouse
- Separate 2 Bed Bungalow - Air bnb Or Extended Family
- Large 60' x 45' Barn & Stables And Riding Manege
- 3 Paddocks & Pretty Wooded Area For Relaxing
- Viewing Highly Recommended

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

A superb 7.3 acre country smallholding ideal for those seeking the country lifestyle having a quiet rural location near Llanllwni mountain giving access onto the beautiful Brechfa forest with excellent out riding and country pursuits. Comprises a detached 3 bed farmhouse with adjacent 2 bed bungalow ideal for letting, air bnb or extended family. Outside there are traditional outbuildings including stabling and large general purpose barn 60' x 45' with riding manege. pasture paddocks and wooded area.

**EPC Rating: E39**

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## Llanllwni, Pencader, Carmarthenshire.

### Property Description

An ideal opportunity of acquiring a delightfully positioned country property with considerable equine appeal, beautifully located amidst lovely rural surroundings enjoying total privacy and seclusion. There is direct access onto Llanllwni mountain with excellent out riding leading onto Brechfa forest with miles of lovely walks, cycle paths and other country pursuits

The property comprises a detached period 3 bed farmhouse offering spacious family sized accommodation providing porch/conservatory leading to farmhouse kitchen/diner, living room with utility and downstairs WC. First floor provides 3 bedrooms with modern luxury bathroom. Also included is an adjacent 2 bedroom bungalow ideally suited for air bnb or extended family, and is currently let out generating a good annual income.

Outside there are extensive grounds and mature gardens with traditional farm yard area providing ample car parking/turning areas, together with useful outbuildings including 4 stable boxes and feed room and large steel framed general purpose building 65' x 45' ideal for stabling/animal housing or workshop. Large riding school with gently sloping paddocks with mature trees, hedges and pretty wooded and nature area, being ideal to relax and enjoy the peace and quiet.

The village of Llanllwni is approx 1 mile away with the market village of Llanybydder some 4 miles distant and the larger town of Carmarthen some 14 miles away. CTRFP

### Farmhouse

Which is of traditional construction with oil fired central heating and double glazed windows and the well presented accommodation provides as follows:

#### **Porch/conservatory (12' 0" x 7' 01" ) or (3.66m x 2.16m)**

Double glazed entrance door, tiled flooring, radiator, access through to:

#### **Kitchen/Diner (16' 10" Max x 14' 01" ) or (5.13m Max x 4.29m)**

Fitted range of base and wall fitted cupboards, twin bowl sink unit with mixer tap, built in eye level electric double oven, 4 ring hob with fitted hood over, integrated fridge and dishwasher, double aspect windows, tiled flooring, Rayburn range stove which runs the domestic hot water and the first floor radiators, radiator, beamed ceiling, door to:

#### **Rear Hallway**

Radiator, stairs to first floor, door to separate WC with wash hand basin, door to:

#### **Living Room (14' 05" x 13' 09" ) or (4.39m x 4.19m)**

Fireplace with timber mantle incorporating a wood burner stove, beamed ceiling, double aspect windows, tiled flooring, radiator.

#### **Utility Area / Boot Room (10' 07" x 9' 0" ) or (3.23m x 2.74m)**

Plumbing for washing machine, tiled flooring, radiator, two double glazed entrance doors, connecting door to adjacent bungalow.

#### **First Floor Landing**

Window to rear, access to loft space, doors to:

#### **Bedroom 1 (14' 03" x 11' 03" ) or (4.34m x 3.43m)**

Range of built in wardrobes, radiator, double aspect windows.

#### **Bedroom 2 (13' 10" x 8' 03" Max) or (4.22m x 2.51m Max)**

Radiator, window to rear.

#### **Bedroom 3 (13' 04" x 6' 0" ) or (4.06m x 1.83m)**

Window to front, radiator.

#### **Bathroom (8' 09" x 6' 08" ) or (2.67m x 2.03m)**

Modern luxury suite comprising freestanding roller top bath with telephone shower attachment over, Quadrant fully tiled shower cubicle, WC, fully tiled walls and flooring, part tongue and groove walling, heated towel rail.

### Adjacent Bungalow

Which is of traditional construction benefiting from oil fired central heating and double glazed windows. The property is currently let out generating a good annual income, and the new owners may continue with this letting arrangement or alternatively would be ideal for extended family or air B&B etc.

#### **Conservatory (15' 06" x 11' 09" ) or (4.72m x 3.58m)**

Fully double glazed, 2 radiators, access to:

#### **Living Room (12' 11" x 11' 01" ) or (3.94m x 3.38m)**

Radiator, doors to:

#### **Kitchen (17' 08" x 11' 04" ) or (5.38m x 3.45m)**

Fitted kitchen cupboards with sink unit, built in oven with hob and hood over, built in washing machine, dishwasher and fridge, connecting door to farmhouse.

#### **Bedroom (11' 0" x 7' 11" ) or (3.35m x 2.41m)**

Radiator.

#### **Wet Room (10' 07" x 4' 09" ) or (3.23m x 1.45m)**

Walk in shower area, WC, wash hand basin, tiled flooring, radiator.

#### **Bedroom (13' 01" x 10' 09" ) or (3.99m x 3.28m)**

Radiator.

#### **Shower Room (7' 11" x 5' 04" ) or (2.41m x 1.63m)**

Modern 3 piece suite including fully tiled shower cubicle, heated towel rail

### Outside

The property is approached off a council maintained no through road with attractive wrought iron gates leading into driveway providing car parking area leading to garage block currently used as general store and tack room with sink unit and shower room. Extensive grounds and mature garden areas surround both properties with lawn areas, shrubbery, bushes, lovely nature area, attractive patio/BBQ area to main house to relax and enjoy, adjoining boiler room with stoned path leading up to spacious yard area providing good car parking/turning space.

### Outbuildings

Useful range of buildings and comprise as follows - traditional stone range incorporating 4 stable boxes with feed room, adjoining dog kennel, workroom/store, large steel framed general purpose building 60' x 45' ideal for stabling or animal housing with separate workroom and WC. Riding manege/school with post and rail fencing.

### Land

The land which is arranged in one block divided into 3 enclosures being gently sloping in nature laid to healthy pasture ideal for horses, alpacas and sheep with mature trees and hedging. One enclosure benefits from a pretty wooded area being an ideal place to relax and enjoy the peace and quiet. Good hardcore lanes providing access with small tractor shed. We have been informed that the holding benefits from grazing rights on Llanllwni mountain.

### Services

Mains electricity, mains water, private drainage supply, fibre broadband.

### Tenure

Freehold

### Council Tax

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### Directions

From Carmarthen take the main A485 Lampeter road and continue on for approx. 14 miles until arriving at the village of Llanllwni. Proceed through and take a right turning (just before the Belle Vue restaurant) up a small no through lane. Proceed up the minor lane for approx 1 mile and the property is located further up on the left hand side.

