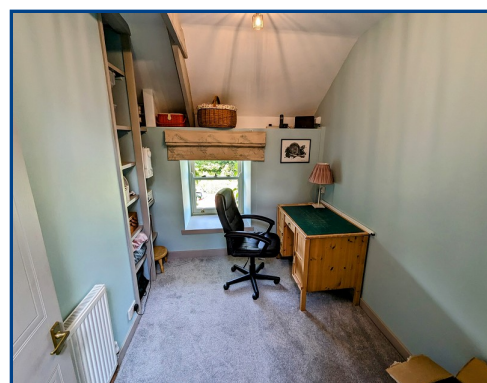
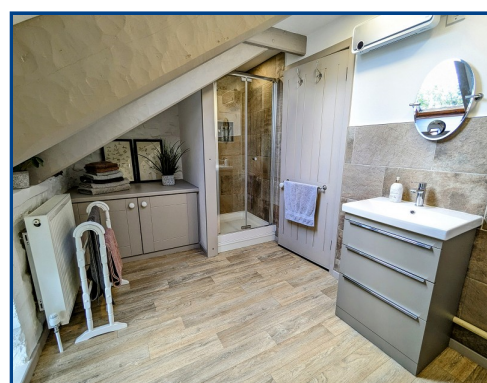




**Rhydargaeau Road
Rhydargaeau
Carmarthen
Carmarthenshire.**

Price **£575,000**



- An Exceptional Country Property Of Style & Elegance
- Lovely Tranquil Peaceful Location & No Neighbours
- Total Privacy And Seclusion & Easily Accessible
- Character & Imposing 4 Bed (En Suite) Farmhouse
- Beautifully Presented Retaining Charm & Character
- Set in 0.75 Acre Of Cottage Style Gardens & Woodland
- Perfect Lifestyle Opportunity Not To Be Missed
- 2 Stone Barn Ranges & Conversion Potential (STC)
- Stunning Private Spot Close To Carmarthen Town
- ****VIEWING ESSENTIAL****

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

Important notice

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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.

General Description

An exceptional country property of style and elegance, offering peace & tranquility in abundance in a stunningly beautiful location! The property comprises a traditional detached 4 bedroom (en suite) farmhouse which has been tastefully upgraded throughout retaining a wealth of charm & character including farmhouse kitchen with inglenook fireplace. Outside there are approx. 0.75 acre of beautifully presented gardens including amenity woodland, large forecourt area flanked by 2 detached stone buildings with conversion potential (STC).

Rhydargaeau Road, Rhydargaeau, Carmarthen, Carmarthenshire.

Property Description

An impressive and exceptional country property of considerable style and elegance, offering peace & tranquility in abundance. The enchanting property is set within a stunningly beautiful location with no near neighbours, making this the perfect lifestyle property.

The traditional layout is perfect for country living having been tastefully upgraded by the present owners including internal insulation and the installation of air source heating with solar panels. The accommodation provides spacious farmhouse style kitchen/diner with substantial inglenook providing character & charm, the snug which is located off this is perfect for the cosy winter nights! A well proportioned lounge, rear lobby with high vaulted ceilings & family bathroom complete the ground floor. Via the main staircase, access to 3 bedrooms, 2 of which are generous doubles. The master suite accessed via a second staircase has a vaulted ceiling with exposed timbers & an en-suite.

The majestic country gardens truly is the crowning gem within this delightful property, amounting to approx. 0.75 acre of gardens being a paradise of floral heaven. A true testament to the current vendors who, have meticulously created a magnificent retreat for the whole family to enjoy including a separate kitchen garden with vegetable beds, greenhouse and wildlife pond. Also included is a large area of amenity woodland with mature trees being a wildlife haven. Large graveled forecourt providing ample car parking/turning area flanked by 2 stone barn ranges with excellent conversion potential (STC).

The property enjoys total privacy and seclusion yet being easily accessible to all amenities being only 1.5 miles from the village of Peniel and the main A485 Carmarthen-Lampeter road, and only a 10 minute drive to Glangwili Hospital, carriageway and Carmarthen town centre offering a good range of amenities and facilities.

Porch (6' 05" x 6' 0") or (1.96m x 1.83m)

Glazed double doors, tiled floor, vaulted ceiling, windows to both sides allowing in a flood of natural light, glazed door to:

Farmhouse Kitchen/Dining Room (20' 00" x 14' 09") or (6.10m x 4.50m)

Most spacious room with a Bespoke range of wall & base units fitted with wooden counter tops incorporating a 1 1/2 bowl sink unit, integral fridge, cooker & hob & plumbing for dish washer. Stunning inglenook fireplace with beam over, beamed ceiling, windows to front elevation with window seat, character white wash walls & internal glazed doors to:

Snug / Dining Room (14' 08" x 11' 09") or (4.47m x 3.58m)

Windows to front & side elevations, beamed ceiling, radiator & feature wood burning stove on slate hearth for those cosy winter nights!

Rear Hallway (23' 0" x 7' 07" Max) or (7.01m x 2.31m Max)

Excellent space with high vaulted ceiling with exposed beams adds a dramatic explosion, a staircase sweeps to first floor, dual windows to the rear elevation, dual radiators, rear access door to the garden. Doors off to:

Utility / Boiler Room (9' 01" x 3' 04") or (2.77m x 1.02m)

Plumbing for washing machine and dryer, tiled flooring, exposed stone walling, pressurised water tank system.

Bathroom (9' 09" x 6' 07") or (2.97m x 2.01m)

Fitted with a luxury modern suite comprising low level flush WC, pedestal vanity unit with wash hand basin & panelled bath with shower over and screen with tiled walling surrounds, timber effect flooring, heated towel rail, radiator & windows to side & rear elevations.

Living Room (21' 00" x 13' 06") or (6.40m x 4.11m)

Most spacious room with attractive feature stone fireplace with ornate shelf over incorporating a wood burner stove with tiled hearth, beamed ceiling, dual aspect windows, stairs to first floor.

Master Bedroom (14' 00" x 13' 00") or (4.27m x 3.96m)

A very light and airy atmosphere with a high vaulted beamed ceiling, window to front, side double glazed external door leading down an external original slate stairwell, radiator, door to:

Rhydargaeau Road, Rhydargaeau, Carmarthen, Carmarthenshire.

Ensuite Shower Room (14' 01" x 7' 09") or (4.29m x 2.36m)

Nicely fitted modern contemporary stylish suite comprising fully tiled shower cubicle, WC, vanity unit with wash basin and drawers below, fitted store cupboards with shelf over, Velux style window, spot lighting, timber effect flooring, radiator.

First Floor Landing

Which is approached from the rear hallway with vaulted beamed ceiling, Velux style roof light, exposed stone walling, timber doors to:

Bedroom 2 (14' 08" x 13' 07") or (4.47m x 4.14m)

Exposed stone walling, part vaulted beamed ceiling, window to front, access to loft space, radiator, fitted cupboard.

Bedroom 3 (14' 04" x 9' 11") or (4.37m x 3.02m)

Part vaulted beamed ceiling, dual aspect windows, radiator, built in shelving providing storage, feature exposed white wash walling.

Bedroom 4 (9' 09" x 7' 01") or (2.97m x 2.16m)

Currently used as study/office, built in shelving providing useful storage, radiator.

Outside

The property is approached via a farm track of approx 0.3 mile giving access down to the arrival yard, from here access is given to the main residence, both barns & gardens.

Upon entry to the forecourt there is extensive parking, with steps leading to the main entrance having lawns either side and planted borders providing a pop of colour throughout the year.

The outbuildings are conveniently arranged either side of the arrival and yard and have excellent conversion potential (STC) comprise as follows:

Barn 1 (41' 06" x 16' 06") or (12.65m x 5.03m)

Of stone construction under a pitched roof, light & power connected, access doors to the front elevation.

Barn 2 (39' 00" x 17' 09") or (11.89m x 5.41m)

Of stone construction under a pitched slate roof, light & power connected with windows & doors to the front elevation opening onto the arrival yard.

Rear Garden

Mature well stocked gardens to rear with a large lawned area, mature tree and an ecstasy of floral heaven will greet you as you make your way through the rows of strategically placed vegetable beds within this well maintained productive kitchen garden. Meandering pathways & beech hedging guide you over to the beautiful ornamental pond being an ideal place to relax and enjoy. The perfectly positioned greenhouse takes advantage of both the manicured lawns, ideal for the family to enjoy, plus the pond area where seating nooks can be found.

Woodland & Meadow

Gently sloping down towards the boundary line, the meadow is a perfect haven for an array of wildlife. Having a selection of mature specimen trees featuring a succession of snowdrops, daffodils & bluebells in the spring.

Right Of Way

We are informed by the owners that they have a vehicle right of access over the track with the adjacent neighbour.

Services

Mains electricity and water via private source, private drainage, air source heating, solar panels.

Tenure

Freehold

Council Tax

F

Directions

From Carmarthen proceed on the main A485 Carmarthen road and continue up through the village of Peniel. Continue through up the hill and take the next right turning at small junction signposted Horeb. Continue up this country lane for approx 1 mile until you arrive at a small community of properties. On leaving take a left turning down a track signposted Caepentwr (just after large bungalow on left).

