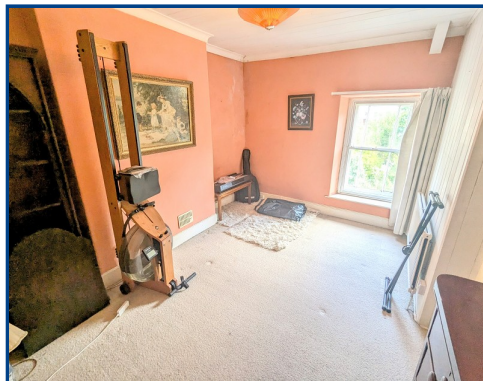
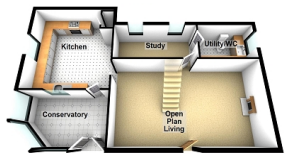




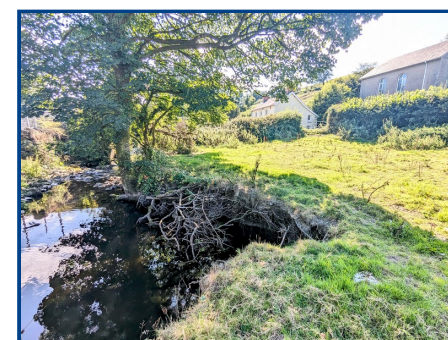
Chartered Surveyor, Valuers,
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12 Offices Across South Wales

Penybont Carmarthen Carmarthenshire.

Offers In Region Of **£399,950**



- Delightfully Positioned 5.7 Acre Country Riverside Property
- Idyllic & Tranquil Spot & Beautiful Rural Surroundings
- Riverside Setting In Popular Rural Community
- Character Detached 3/4 Bed Family Residence
- Requires Modernisation/Refurbishment Works
- Extensive Gardens & Lovely Riverside Walks
- Traditional Homestead & Ample Car Parking
- Useful Outbuildings & Garage Block And Barns
- Paddocks Ideal For Ponies & River Frontage
- ** NO ONWARD CHAIN **



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

**** NO ONWARD CHAIN **** - A superb opportunity of acquiring a delightfully positioned 5.7 acre riverside country property of considerable appeal located within beautiful rural surroundings. Comprises a spacious detached period 3/4 bedroom residence requiring modernisation works offering great potential, with extensive gardens, pasture paddocks ideal for ponies or growing veg with river frontage creating a lovely relaxing setting. Good size yard area with garage block and useful adjoining barn with conversion potential (STC).

EPC Rating: E46

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Penybont, Carmarthen, Carmarthenshire.

Property Description

A delightfully positioned 5.7 acre country smallholding of considerable appeal ideal for those seeking the country life and to 'get away from it all' having a most tranquil and idyllic spot having a most relaxing riverside spot. The property is located amidst beautiful rural surroundings adjoining a country lane within a popular quiet community. Ideally suited for those looking for space and country living with huge potential on offer.

The residence comprises a most characterful period spacious family home of traditional construction offering roomy accommodation requiring modernisation/refurbishment, and provides large open plan living/dining room, kitchen/breakfast room, sun lounge/conservatory, study, utility/WC. First floor provides three double bedrooms one having en suite facility with potential fourth bedroom/nursery, and family bathroom.

Outside there are extensive grounds and mature well stocked gardens with delightful riverside walks in which to relax and enjoy. There is an abundance of mature trees, bushes, conifers with summer house. The gardens offer great potential with landscaping works required to develop further. Entrance drive leads down to yard area providing ample car parking area with useful outbuildings including garage block, adjoining former dairy, former stables/barn with conversion potential (STC) and useful garden/mower shed at rear. Also included are three paddocks including meadow fields having extensive river frontage creating a lovely setting. The paddocks have good potential for ponies, market gardening or glam ping pods (STC) extending to some 5.7 acres (or thereabouts).

The property is peacefully located within the small rural community of Penybont, being approx. 3 miles away from a primary school and playgroup in the small village of Trelech. The bustling town of Carmarthen is 9.5 miles distance with schooling, modern shopping centre and cinema, cafes, rail

station and the M4 connection.
CTFRP

Open Plan Lounge (24' 04" x 13' 03") or (7.42m x 4.04m)

Open plan style with ornate fireplace incorporating a log burner stove, central feature staircase to first floor, 3 radiators, 2 windows to front, good space for dining suite, door to:

Kitchen/Breakfast Room (14' 03" x 14' 02") or (4.34m x 4.32m)

Range of fitted base and wall cupboards with sink unit, oil fired 'Esse' range (not tested) which runs some radiators and hot water, plumbing for dish washer, fridge space, double aspect windows, cooker space, built in store cupboard, built in pantry cupboard, door to:

Conservatory (16' 02" Max x 8' 01" Max) or (4.93m Max x 2.46m Max)

French double glazed entrance doors, tiled flooring, two Velux style windows.

Study / Home Office (16' 00" x 6' 02") or (4.88m x 1.88m)

Enclosed fireplace, 2 windows to rear, under stair cupboard, radiator, door to:

Utility Room / W.C. (9' 07" x 6' 00") or (2.92m x 1.83m)

Oil fired boiler (not tested), WC, Belfast sink unit, fitted wall cupboards, plumbing for washing machine, fridge space.

First Floor Landing

Velux style window, radiator, doors to:

Bedroom 1 (16' 00" Max x 14' 10") or (4.88m Max x 4.52m)

Triple aspect windows, 2 radiators, built in cupboard, door to:

En-Suite Bathroom (9' 03" x 6' 05") or (2.82m x 1.96m)

Small mini bath, WC, vanity unit with wash basin, Velux style window, door to landing.

Bathroom (10' 10" x 6' 06") or (3.30m x 1.98m)

Suite comprising bath with shower attachment over, WC, wash basin, bidet, 2 heated towel rails.

Bedroom 2 (13' 06" x 9' 07") or (4.11m x 2.92m)

Window to front, radiator.

Bedroom 3 (13' 06" x 9' 09") or (4.11m x 2.97m)

Double aspect windows, radiator.

Nursery/Study (6' 09" x 5' 09") or (2.06m x 1.75m)

Ideal as study or child's bedroom/nursery.

Outside

The property benefits from extensive grounds and gardens with tarmac entrance/driveway leading down to traditional yard area and garage, providing ample car parking/turning area. Large private garden areas to side with an abundance of mature trees, shrubbery, conifers, bushes and summer house, with grassed riverside walkways being an ideal place to relax and enjoy. The garden does require some landscaping works with excellent potential to develop the gardens further.

There is a paddock area located directly across the river ideal for market gardening or grazing, which there is limited access under the stone bridge via the(FRONT) (Maximum measurements) (REAR) (Widening to) 3 Bay Dutch Barn Hay Barn & Lean-To Cattle Shed 3 Bay Dutch Hay Barn & Lean-To Cattle Shed river. There are also paddocks located directly across the small roadway with gated entrance again being ideal for grazing or growing vegetables with extensive river frontage. There is a sloping paddock directly opposite with good roadside access. In total the entire land extending to 5.7 acres.

Outbuildings

There are an useful range of outbuildings included with garage block - 22'5 x 16' with electric operated door, concrete floor, power and light connected. Adjoining former stables/barn - 28' x 16' with original Farriery's fireplace, fitted workbench, ideal workshop/repair shop with excellent potential for conversion to holiday let etc (STC). Large open fronted garden/mower shed at rear, former dairy.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, private drainage, oil central heating, secondary glazed windows.

Tenure

Freehold

Council Tax

F

Directions

From Carmarthen proceed out of town on the Henfwlch road and continue on for approx. 5 miles passing through Trevaughan and Bwlchnewydd. Continue on a short distance and take a left turning signposted Talog and carry on this lane for approx. 2 miles until arriving at Talog. Proceed through the village and continue along for another 2.5 miles until arriving at Penybont, Continue down into the village around over the small bridge and the property is located on the left.

