

TYNEWYDD HOUSE Grenig Road, Glanaman, Carmarthenshire SA18 1YU

Price Guide £550,000



- A Large and Well-Presented Detached Family Home
- Four / Five Bedrooms, Three Bath / Shower Rooms, Two Reception Rooms
 - Adjoining Outbuildings with Potential for Conversion (STPC)
- Wonderful Garden and Pasture Paddock ● Approx. 1.5 Acres In All
- Elevated Position with Magnificent Far-Reaching Views

REF EO8869

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Ammanford 3.5 miles • M4 Motorway at Pont Abraham 9 miles • Llandeilo 10 miles
Swansea 17 miles

A large and beautifully presented four / five bedroom family home set in grounds of approx. 1.5 acres with various outbuildings, lovely gardens and pasture paddock, in an elevated position with magnificent far-reaching views.

The original parts of the house are understood to date back to around 1880 and it is believed to have been used for storing TNT for the local coal mines. It was significantly upgraded in around 2014 to create the wonderful family home that it is today. Enjoying an idyllic rural setting, the property is perfectly suited to those seeking peace, privacy and a close connection with the surrounding countryside. Situated along a quiet country lane, it provides direct access onto Betws Mountain which is criss-crossed by a network of tracks, bridleways and quiet lanes offering superb opportunities for walking, cycling and enjoying the area's far-reaching views across the Amman Valley and surrounding Carmarthenshire landscape.

Despite its secluded location, the property remains conveniently placed for everyday needs with Ammanford providing an excellent range of shopping, leisure and educational facilities including a Tesco superstore, leisure centre and both primary and secondary schools. The highly regarded market town of Llandeilo, celebrated for its independent shops, eateries and rich heritage, is also within easy reach whilst the M4 motorway at Pont Abraham offers excellent transport links to Swansea, Carmarthen and Cardiff.

THE RESIDENCE

A generous family home which has been extended and refurbished in recent years, with oil fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door leads into the large and welcoming **Living Room** which has two exposed stone walls, one incorporating a fireplace with log-burner, and stairs rising to the first floor. A door leads through to the **Boot Room** which in turn gives access to an inner hall and also the ground floor **Shower / Utility Room** which is fitted with a shower cubicle, WC, built-in worksurfaces, plumbing for washing machine and stainless steel sink.

The **Inner Hall** gives access to a further **Sitting Room** and also a wonderfully spacious **Kitchen / Diner** which has a terracotta tiled floor, stone fireplace, fitted storage cupboards, Range cooker, sink with drainer and mixer tap, built-in fridge / freezer and double doors opening out to the rear terrace.

The main staircase rises to an impressive **Galleried Landing** giving access to the **Principal Bedroom** which has an **En Suite Shower Room** and glazed double doors opening onto a **Balcony** with a flight of external steps leading down to the garden.





There are **Three Further Bedrooms** plus a potential **Fifth Bedroom** which is currently used as a study with two adjoining stores.

Completing the first floor is a **Family Bathroom** with a freestanding bath, built-in wooden cabinets with freestanding sink, WC and double doors opening onto a **Juliette Balcony**.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the minor country lane through private double gates which open to a substantial forecourt with plenty of parking for several vehicles.

Adjoining the house to the right hand side is a range of old outbuildings which at one time are believed to have been a former cottage known as 1 Tynewydd Cottages. They are divided into **Three Units** measuring approx. 21'3 x 11', 21'3 x 14' and 20'4 x 11' (about 6.5m x 3.3m, 6.5m x 4.3m and 6.2m x 3.3m) and they have scope for conversion to provide an extension to the main house or an annexe / holiday let, subject to the necessary permissions.

The gardens are absolutely beautiful, providing an expansive area of lawn and beds stocked with a wide variety of ornamental shrubs and flowers. There is a **Rhino Greenhouse** and a **Garden Store**.

There is also a **Useful Outbuilding**, built of block with timber cladding set on a concrete base.

The top garden area supports a wide variety of wild flowers, several plum and apple trees and there is a gate providing direct access onto the mountain.

There is a vegetable patch with two raised beds, **Polytunnel**, soft fruits and further shed.

Adjoining the house at the rear is a substantial secluded composite timber effect decked and shingle seating area with a Gazebo with views opening out over the valley.

Completing the grounds is a **Pasture Paddock** which is ideal for grazing a pony or other small livestock.

IN ALL APPROX. 1.5 ACRES
(About 0.6 Hectares)

Agents' Notes:

The property benefits from Common Grazing Rights on the Betws Mountain and currently receives an annual payment from The Mynydd Betws Wind Farm.

The Mineral Rights over the property's land are retained by The Coal Board and are not included in the sale.

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE 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 D DIRECTIONS

COUNCIL TAX B

From Ammanford head eastbound towards Glanam and turn right onto Grenig Road. Follow Grenig Road for 1.2 miles and the property will be found on the right hand side.

what3words ///bedrooms.thundered.trying

SMALLHOLDINGS
FOR SALE
WALES

Brought to you by Rural Scene



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

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 Tynewydd House 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.