



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

**Banc Penrhos
Llanfynydd
Carmarthen
Carmarthenshire SA32 7TH**

Price **£399,950**



- Detached three-bedroom bungalow
- Approximately 14 acres of pastureland
- Peaceful rural location with countryside views
- Attractive mature gardens
- Stables and several useful outbuildings
- Multi-fuel stove to the lounge
- Ideal smallholding or equestrian property



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 12 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.

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General Description

A Delightful Rural Smallholding with Approximately 13.5 acres.

Nestled in a peaceful countryside setting on the outskirts of the village of Llanfynydd, Banc Penrhos offers an increasingly rare opportunity to acquire a charming detached three-bedroom bungalow together with approximately 14 acres of pastureland, excellent equestrian facilities and a range of useful outbuildings.

EPC Rating: E48

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Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

Nestled in a peaceful countryside setting on the outskirts of the village of Llanfynydd, Banc Penrhos offers an increasingly rare opportunity to acquire a charming detached three-bedroom bungalow together with approximately 13.5 acres of pastureland, excellent equestrian facilities and a range of useful outbuildings. Enjoying an enviable rural position with far-reaching countryside views, the property is ideal for those seeking an equestrian lifestyle, a smallholding or simply the tranquillity of country living. The land includes a picturesque wildlife pond situated at the top of one of the fields, creating an attractive haven for wildlife and enhancing the natural beauty of the holding. The detached bungalow provides comfortable accommodation throughout, comprising three/ four bedrooms, a lounge, dining room, kitchen/ breakfast room, bathroom and shower room. Whilst well maintained, the property would now benefit from a programme of modernisation, allowing purchasers the opportunity to update and personalise the accommodation to their own taste and specification. Heating is currently provided by a multi-fuel stove in the lounge, and prospective purchasers should note that there is no connected central heating system. Approached via its own driveway, the property is surrounded by attractive, mature gardens offering a variety of lawns, shrubs and established planting, providing a delightful setting in which to enjoy the peaceful surroundings. The adjoining land extends to approximately 14 acres, divided into useful grazing paddocks suitable for livestock or horses. A wildlife pond, located at the top of one of the fields, attracts an abundance of birds and native wildlife, making it a particularly appealing feature for nature lovers. The property benefits from a useful range of agricultural and equestrian buildings, including stables and several versatile outbuildings offering excellent storage, workshop space or potential for a variety of rural uses (subject to any necessary consents). Banc Penrhos occupies a quiet rural location near the village of Llanfynydd, surrounded by beautiful Carmarthenshire countryside whilst remaining within convenient travelling distance of Carmarthen and its

comprehensive range of shopping, educational and leisure facilities. The area is renowned for its scenic beauty, excellent riding and walking opportunities, and relaxed rural lifestyle.

CTFRP

Porch (3' 10" x 7' 9") or (1.17m x 2.37m)
Tiled floor, double glazed doors and double glazed window.

Hall
Access to loft space, double glazed door, coat hooks and tiled floor.

Kitchen/Breakfast Room (19' 3" x 11' 8" Min) or (5.86m x 3.56m Min)
5.11 max.
Wall, base and drawer units. Sink unit, drainer and mixer tap. Plumbing for washing machine, appliance space, double glazed window and double glazed door. Double eye level oven, ceramic hob with extractor hood over. Tiled floor.
Airing cupboard with hot water cylinder and slatted shelves.

Lounge (13' 2" x 13' 4") or (4.02m x 4.07m)
Multi fuel burner with slate hearth, coved ceiling and two double glazed windows.

Dining Room (11' 1" x 9' 5") or (3.38m x 2.88m)
Two double glazed windows, radiator and coved ceiling.

Bathroom (8' 6" x 6' 5") or (2.58m x 1.96m)
With panelled bath, wash hand basin with cupboard beneath and low level wc. Radiator. part tiled walls, double glazed window and extractor fan.

Bedroom 1 (9' 3" x 11' 1") or (2.81m x 3.37m)
Radiador, double glazed window and coved ceiling.

Bedroom 2 (7' 6" x 11' 1") or (2.29m x 3.39m)
Radiator and double glazed window.

Shower Room (5' 4" x 4' 8") or (1.62m x 1.42m)
With low level wc and corner wash hand basin. Shower enclosure with electric shower. Radiator, tiled floor and tiled walls. Extractor fan.

Study/Bedroom (9' 3" x 11' 1") or (2.81m x 3.37m)
With radiator, double window and coved ceiling.

Llanfynydd, Carmarthen, Carmarthenshire.

Bedroom 3/Office (7' 9" x 7' 11") or (2.36m x 2.42m)
Doule glazed window and radiator.

Bedroom 4 (11' 1" x 7' 3") or (3.39m x 2.20m)
Radiator, coved ceiling and double glazed window.

EXTERNALLY
The property sits in an attractive garden area with steps up to a further garden area, wildlife pond, paved patio and greenhouse. Former vegetable patch.

Stabling Area
Comprising:
A range of stables with gated forecourt.
3.09m x 4.39m
3.50m x 3.06m
3.41m x 3.06m
3.50m x 3.06m

Barn/workshop
Comprising:
Hay Barn (13' 3" x 17' 9") or (4.03m x 5.40m)
Concrete floor. Door and window.

Stores (5' 3" x 6' 7") or (1.59m x 2.0m)

Store 1 (10' 2" x 6' 1") or (3.10m x 1.85m)

Store 2 (13' 9" x 6' 6") or (4.18m x 1.97m)

Workshop (13' 6" x 12' 2") or (4.11m x 3.71m)

Lean To

Storage Shed (10' 3" x 5' 8") or (3.13m x 1.72m)
Light, concrete floor and shelving.

Storage Shed (10' 11" x 5' 7") or (3.32m x 1.70m)
Water filtration system. Concrete floor and light.

Feed Room (10' 3" x 10' 0") or (3.13m x 3.04m)
Concrete floor and light.

The Land
The land extends in all to approximately just under 13.5 acres comprising about 6 acres surrounding the property and a further area of land next to the adjoining neighbour. The land is good grazing land suitable for those with an equine interest.

Local Authority
Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Agents Note
The property was served by LPG heating but is not currently connected.

Viewing
By appointment with the Selling Agents.

Services
Mains electricity. Private water and drainage.

Tenure
Freehold

Council Tax
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Directions
From our office proceed on the A40 to Carmarthen. At Dryslwyn take the right hand turn signposted Llanfynydd proceeding through Court Henri and passing Pantglas Hall on your left hand side. At the T junction turn right towards Llanfynydd village. In the village turn left onto the Abergorlech Road, travel on the road for a little over a mile. The entrance drive will be found on the right hand side.

