



- Spacious Detached Three-Bedroom Bungalow
- Stable Yard with Five Loose Boxes, Wash Bay, Tack and Feed Rooms and Workshop
 - Double Garage, Shed and Kennel Building
- Pasture Paddocks with Wildlife Pond, Stream Boundary and Some Woodland
- Approx. 11 Acres In All ● Popular Village Location

GENERAL AND SITUATION

Approximate Distances:

A48 2.5 miles • Cross Hands 5 miles • Carmarthen 10 miles • Llanelli 11 miles

A detached three-bedroom bungalow set in approx. eleven acres with stables, outbuildings and pasture paddocks set on the fringe of an accessible village.

The current owners bought the property as a bare field in 1982, subsequently had the bungalow built and moved in in 1987. They have used the land and outbuildings primarily for private equestrian purposes and in the agent's opinion the property is ideally suited to this use or as a general smallholding.

The property is set on the fringe of Mynyddcerrig about one mile from Drefach where there is a garage, shop and school. Neighbouring Porthyrhyd also has a village shop and Post Office and there is a local school in Cefeneithin which is about three miles. There is easy access onto the A48 dual carriageway which leads to the M4 motorway and Carmarthen.

THE RESIDENCE

A spacious detached bungalow with air-source heating, solar PV panels and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a stable style rear door that opens into a **Boot Room** which has a range of built-in storage cupboards with worksurfaces.

There is a **Shower Room** with a WC, wash hand basin and cubicle with electric shower.

The bright and practical **Kitchen / Dining Room** is fitted with an extensive range of built-in cupboards with worksurfaces incorporating double stainless-steel sink, electric cooker point, extractor hood and plumbing for washing machine.

There is an **Inner Hall** with an external half glazed front door and a **Family Bathroom** fitted with a panelled bath, WC, wash hand basin and cubicle with mains shower.

The double aspect **Living Room** has windows to the rear and side and there are **Three Good-Sized Bedrooms**.



OUTSIDE, OUTBUILDINGS & LAND

The property is situated towards the fringe of the village and is set well back from the road. A private tarmac drive leads through a pillared gated entrance and runs down to a **Large Yard / Parking Forecourt** beyond the residence.

There is a pedestrian gate to the side of the main entrance and a public footpath runs down the drive and on through the property's land.

There is a front lawned garden on two levels enclosed by mature hedges with a **Feature Well** and herbaceous borders.

Beyond the residence is a detached **Double Garage** with up and over door and a range of **Seven Kennels** with water and drainage connected.

The **Stable Yard** is built with block cavity walls under a tiled roof, set on a concrete base with light and power supplies, incorporating:

Workshop c. 25' x 13'5 (about 7.62m x 4.09m)

Five Loose Boxes – Two c. 14' x 14' (about 4.27m x 4.27m), Three c. 14' x 13'6 (about) 4.27m x 4.11m)

Tack Room

Feed Room c. 17' x 13'6 (about 5.18m x 4.11m)

Wash Bay c. 13'8 x 12'6 (about 4.17m x 3.81m)

A further block-built **Storage Shed** with an adjoining **Outside WC**.

There is ample space to erect more outbuildings or a riding arena behind the stables, subject to any necessary permissions.

The Land adjoins in gently undulating pasture, divided into a number of paddocks with mature hedges and some areas of **Woodland**. Water is supplied to field troughs, there is a **Wildlife Pond** a **Stream Boundary**.

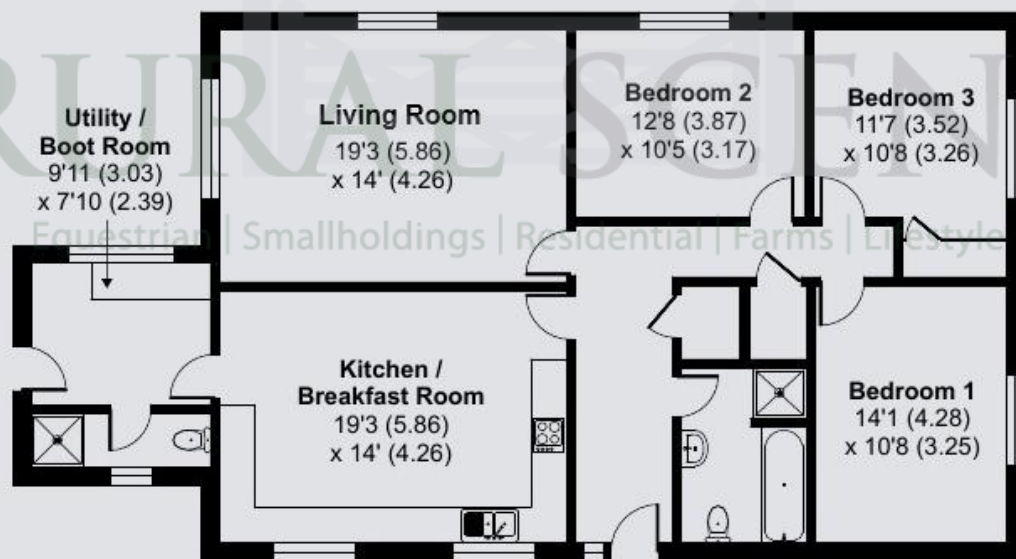
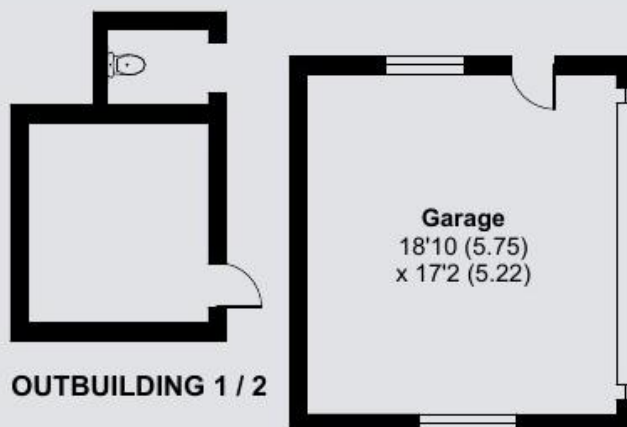
IN ALL APPROX. 11 ACRES
(About 4.45 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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





GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, AIR SOURCE CENTRAL HEATING, SOLAR PV PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING B COUNCIL TAX E

DIRECTIONS

Heading into Mynyddcerrig from Capel Seion, go round the sharp left-hand bend, proceed into the village and Little Acres is the eighth property on the left-hand side.

what3words ///zoned.diplomats.rounds

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