



Offers in the
region of

£480,000

Penyrheol Farm

Foelgastell, Carmarthenshire,

Ready to go Equestrian living,
a turnkey 4 bed bungalow & 11 acres with direct turnout

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This could be exactly what you've been waiting for...

Tucked away behind a gated entrance on the outskirts of Foelgastell, this completely modernised, move in ready 4 bedroom bungalow sits set back from the road behind a front lawn area.

It offers 136m² of single level accommodation, a substantial direct stable to paddock layout, and an increasingly rare opportunity to enjoy a highly functional equestrian life with 11 acres of private land.



WHY THIS LOCATION WORKS

Positioned on the outskirts of the small village of Foelgastell, this home offers the perfect balance between rural living and everyday convenience.

You are surrounded by your own private fields and woodland out the back whilst remaining incredibly well connected to main roads and networks.

- 3 Minutes to Mynydd Mawr Woodland Hacking Trails
- 5 Minutes to Cross Hands Junction (Shopping & Amenities)
- 10 Minutes to the M4 Motorway Corridor
- 15 Minutes to Carmarthen (Glangwili Hospital)
- Easy access to the main A48 network for rapid cross-border commuting

For buyers looking for an accessible property with acreage in Carmarthenshire, this is a highly practical setup that is ready to move straight into.





Bungalow = SORTED ✓

Stepping inside, the quality of the finish and the highly practical flow of the bungalow are immediately apparent.

The layout is designed for modern country living, where daily access is centered around the practical utility / boot room, connecting smoothly into the true hub of the home: a large open-plan kitchen and dining area.

Positioned at the front of the property, the separate living room offers a bright, well proportioned family space that overlooks the front lawn.

The far end is dedicated to the bedrooms, highlighted by a substantial master suite at the rear. This room forms a private parental sanctuary, complete with its own log burner, ensuite bathroom, and double patio doors opening directly onto the rear patio area.



The LAND

Outside, the property opens up into an extensive 11-acre equestrian and smallholding setup designed to keep working yard activities separate from the residential living spaces.

The external infrastructure includes a practical direct turnout yard setup where the wooden double stable block and hay storage sit on a hard surface, allowing horses free access straight into 3.7 acres of grazing paddocks.

The remaining acreage is comprised of a substantial block of private woodland, with a natural running stream flowing directly through the trees.



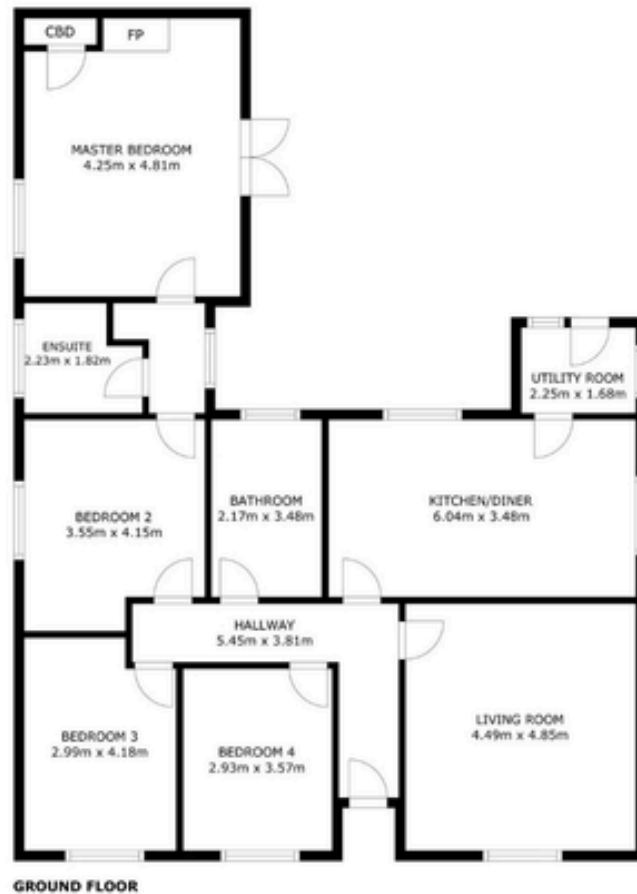
Features

- ✓ Practical utility / boot room
- ✓ Master bedroom suite with log burner, ensuite and patio doors
- ✓ Secure, elevated gated concrete yard with extensive horsebox/trailer parking
- ✓ 16 Solar Panels
- ✓ Direct stable to paddock turnout layout with stables and hay storage
- ✓ 11 acres of total land split into 3.7 acres of paddocks and a large block of woodland
- ✓ Multiple block outbuildings need a little TLC (once housed 3 stables)
- ✓ Front lawn area setting the bungalow back securely from the road
- ✓ Highly accessible location just 5 minutes from Cross Hands and 10 minutes from the M4

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Total area 136sqm



ROOM DIMENSIONS

- Hallway — 5.45m x 3.81m
- Living Room — 4.49m x 4.85m
- Kitchen / Diner — 6.04m x 3.48m
- Utility Room — 2.25m x 1.68m
- Master Bedroom — 4.25m x 4.81m
- Master Ensuite — 2.23m x 1.82m
- Bedroom Two — 3.55m x 4.15m
- Bedroom Three — 2.99m x 4.18m
- Bedroom Four / Home Office — 2.93m x 3.57m
- Bathroom — 2.17m x 3.48m

Total Internal Area: 136m²

The best way to appreciate the scale of the 11 acres and how smoothly the direct stable turnout yard works is to come and see it in person.

WATCH THE FULL PROPERTY VIDEO TOUR BELOW AND COME TAKE A LOOK AROUND WITH ME.



Book Now!



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