



- Fabulous Refurbished House with Five Bedrooms and Two Bathrooms
 - One Bedroom Holiday Cottage
 - Stables and Paddocks
 - Triple Garage with Large Loft Rooms
 - Approx. 5.8 Acres in All
- Elevated Position with Wonderful Far-Reaching Views

GENERAL AND SITUATION

Approximate Distances:

Ammanford 3.5 miles • Llandeilo 8 miles
Pont Abraham / M4 9 miles • Carmarthen 21 miles

A fabulous, refurbished, five-bedroom house set in approx. 5.8 acres with a one-bedroom holiday cottage, paddocks, stables, and triple garage in an elevated position with wonderful far-reaching views.

In the agent's opinion, the property is extremely well presented throughout, and it provides a very spacious, comfortable family home. The triple garage has two large loft rooms above providing scope for a variety of uses, whilst the recently converted holiday cottage, known as 'Hoglet Cottage', produces a useful income.

The stables and paddocks are ideal for equestrian use, and the adjoining mountains provide plenty of hacking. The views across the Amman Valley towards The Black Mountain are spectacular.

The property lies about half a mile from the village of Garnant where there are a number of local amenities including a Post Office, doctors' surgery and a golf club (accessed from the lane approaching the property). Pontardawe and Ammanford are both within easy reach providing useful ranges of day-to-day amenities, supermarkets, etc., whilst to the north, the pretty market town of Llandeilo is readily accessible. There is also easy access to the M4 motorway at Pont Abraham which gives access to Swansea, Carmarthen and Cardiff. Swansea offers a high-speed rail link to London.

THE RESIDENCE

A former traditional farmhouse substantially extended and refurbished in recent years. There is oil-fired central heating and double glazing throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

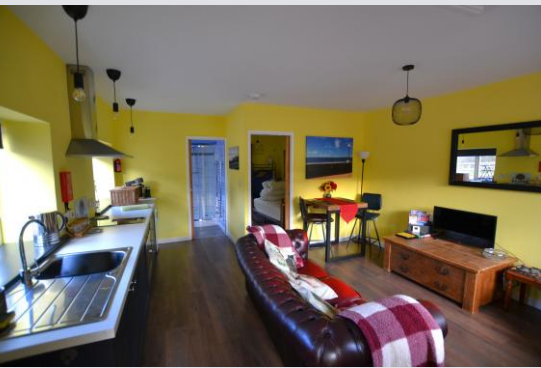
The **Main Entrance** on the ground floor is through a front door leading to a wonderful open-plan **Kitchen / Living / Dining Room** which has been fully upgraded and re-fitted with a range of high-quality units with oak worktops incorporating an induction hob with integrated extractor fan, breakfast bar, integrated electric oven and dishwasher, oak shelving, composite 1½ bowl sink with mixer and drainer, tiled splash back, laminate flooring and a generous **Walk-in Pantry**.

A door leads through into the adjoining **Living Room** which has an exposed stone wall, glazed double doors opening out to the garden, and access to the **Study** and **Utility Room**.

Completing the ground floor accommodation is a rear **Boot Room** and a **Downstairs WC**.

On the first floor there are **Five Bedrooms** with an **En-Suite Shower Room** to the principal bedroom, and a **Family Bathroom**.





HOGLET COTTAGE

A separate holiday cottage converted in 2023 from a former office building, beautifully presented with high-quality fittings.

It provides a large open-plan **Kitchen/Living Room** with built-in storage, integrated combination electric oven/microwave and two-ring induction hob with extractor hood above, sink with drainer and mixer tap, and laminated flooring. A **Shower Room** fitted with shower cubicle, WC and wash-hand basin, and a **Bedroom** with glazed double-doors opening onto a rear **Veranda** with a hot-tub and magnificent views towards the Black Mountain.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a shared unmade lane from which electric gates lead onto a gravelled front forecourt with plenty of space for numerous vehicles. There are **Three Raised Vegetable/Flower Beds** to the front of the house. Post lights illuminate the approach.

There is a substantial area of brick paving behind the house adjoining the **Triple Garage** c. 44' x 21'2" overall (about 13.4m x 6.4m) divided into two, with three roller shutter doors (two electric), dedicated light and power supply, toolshed and WC. Internal stairs lead up to **Two Loft Rooms** c. 16'2" x 14'8" and 27'6" x 14'8" (about 5m x 4.4m and 8.4m x 4.4m)



The Stables are set on an enclosed concrete yard, built of timber under a box profile roof set on a concrete base with light, power and water supplies. They comprise **Two Loose Boxes** c. 15'9" x 11'10" and 12' x 11'10" (about 4.8m x 3.6m and 3.6m x 3.6m) plus a **Tack Room** c. 11'10" x 3'10" (about 3.6m x 1.2m).

The Land adjoins in two excellent **Paddocks** leading up the hill to the south of the property plus a further smaller **Paddock** below the property to the north.

The shared lane runs between the house and the stables/paddocks, providing access to Garnant and Glanamman to the north, and Grenig Road to the south.



IN ALL APPROX. 5.8 ACRES
(About 2.3 Hectares)

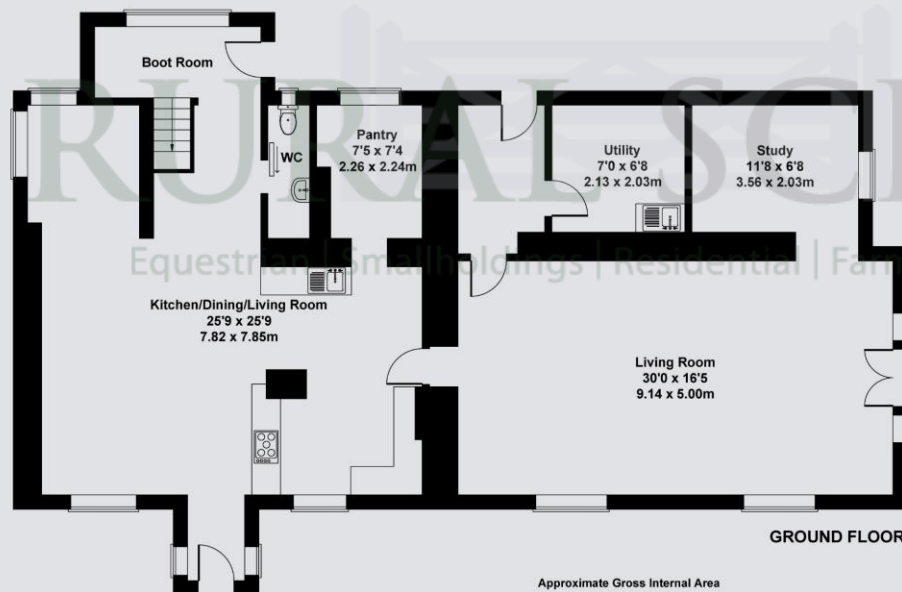
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FIRST FLOOR



GROUND FLOOR



HOGLET COTTAGE

Approximate Gross Internal Area
3310 sq ft - 306 sq m

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

From Glanamman proceed to Garnant and turn right next to the Half Moon Inn into Ceidrim Road. Stay on the road until it becomes a single track and at the top is a bungalow on the right hand side with a balcony. Go past this bungalow, bear right behind it, and follow the track on around the corner to Gelli Ceidrim Farm.

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