



Blaengorlech Fach, Gwernogle,
Carmarthenshire, SA32 7RS



- * A Charming Livestock Farm Set In Approximately 46 Acres *
- * 3/4 Bedroom Dormer Bungalow With Kitchen/Diner, Living Room, Shower Room, Bathroom & Separate WC *
- * Useful Stable Block With Tack Room & Hay Store To The Rear *
- * General Purpose Lambing Shed Measuring 75' x 40' *
- * Easy Access From Minor Country Road *
- * Located Approximately 8 Miles From The University Town Of Lampeter *
- * Totally Secluded With Fine Rural Views *
- * Subject To Agricultural Tie *

GUIDE PRICE £595,000

Description If you are looking for peace and quiet this 3/4 bedroom dormer bungalow is just for you. This charming rural property set in approximately 46 acres of land and located in a fine position enjoying ever changing views. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits. The property gives good access to the superb Llanllwni Mountain and Brechfa Forest which is located on your doorstep with its many bridleways for hacking. Many would argue that you would not find a better area to hack horses in the UK.

The property includes all that can be expected from a family home comprises; kitchen/diner, living room, bedroom, bedroom/study, separate toilet and family shower room to the ground floor leading to 2 bedrooms and bathroom to the first floor. The garage is also accessed from the property leading to outside patio area and garden. To the front of the property is a useful set of stables and tack room. A short walk from the main property is a general purpose shed with separate access if needed.

Llanybydder town is located approximately 3 miles away and benefits from a primary school, doctors surgery, post office and several useful shops with the University town of Lampeter located approximately 8.5 miles away and offers good shopping facilities with a variety of shops, butchers, doctors surgery, swimming pool, supermarkets and a combined junior and senior school. The larger county town of Carmarthen is approximately 18 miles away giving access to the M4.

The accommodation comprises as follows;

Entrance Hall 17' 08 x 6' 10 with tiled floor, stairs to first floor. Radiator.

Living Room 13' 10 x 12' 3 with timber floor. Oil fired burner on tiled hearth with mantle over. Radiator.

Kitchen/Diner 28' 6 x 9' 8 with floor and eye level drawers and cupboards. Oil fired Stanley range in brick surround and oak beam over. 4 ring electric hob and oven. Belfast sink. Plumbing for washing machine. Flagstone flooring. Double doors to rear.

Rear Porch 5' 11 x 5' 10 with quarry tiled floor. Door to rear.

Separate Toilet 5' 10 x 3' 08 with high level WC. Wash hand basin. Quarry tiled floor.

Integral Garage 17' 8 x 10' 0 with up and over door. Access hatch to roof space. Concrete floor.

Shower Room 11' 6 max x 9' 11 with walk in shower. Pedestal wash basin. Low level wc. Timber floor. Radiator.

Bedroom 1 11' 6 x 9' 11 with radiator.

Bedroom 2/ Study 9' 8 x 7' 0 with parquet flooring. Radiator.

First Floor

Landing With timber Flooring. Velux windows.

Separate wc with low level wc and radiator.

Bedroom 3 13' 1 x 12'0 with restricted headroom. Timber floor. Triple aspect. Velux window. Radiator.

Bathroom 9' 4 x 7' 0 with corner shower, roll top bath and wash hand basin. Velux window. Extractor fan. Radiator.

Bedroom 4 18' 4 max x 12' 11 Being triple aspect with restricted headroom. Velux window. Timber floor. Storage cupboards. Former open fireplace. Radiator.

Externally The property is approached by a gated entrance leading to off road parking for several vehicles. To the front of the property are the stables with various access gates to the surrounding land. To the rear of the property is an enclosed patio and lawned garden with mature shrubs.

A short walk from the main yard is a **General Purpose Shed** measuring 75' x 40' of steel portal frame with part precast concrete walls and part profile sheet and

part Yorkshire boarding underneath a fibre cement roof. There is also a useful field shelter located in one paddock.

Land The land lies in one block and mostly clean sloping pasture.

Stables 14' 1 x 11' 11 (1 stable) comprising 3 stables in total with tack room. Of block and corrugated roof construction. Outside tap. To the rear of the stable block is a useful **Hay Store Shed** measuring 12' 8 x 12' 8.

Agricultural Occupancy Restriction The occupancy of the proposed dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined by section 336(1) of the Town and Country Planning Act, 1990 (including dependants of such person residing with him) or a widow or widower of such person.

Services With mains electricity. Private water and drainage. Oil fired central heating.

Viewing Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax Band E

VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandoverly@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 12 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

