



Rhosymynydd, Gwaun Cae Gurwen

£540,000



Calow Evans
Estate Agents

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Rhosymynydd, Gwaun Cae Gurwen

A fantastic opportunity to acquire a smallholding situated in an elevated rural location within the village of Gwaun Cae Gurwen. The upgraded family home offers versatile accommodation with four/five bedrooms, a superb kitchen/family room with log burner, ground floor bathroom, oil-fired central heating, and double glazing throughout. Set within just over one acre, with the option to purchase a further eight acres by separate negotiation, the property also benefits from mountain grazing rights and a natural spring-fed water supply. Offering excellent lifestyle and business potential, the property includes two substantial barns which may suit a range of uses, subject to the necessary consents, including equestrian, agricultural, workshop, storage, holiday accommodation, or home business opportunities. Ideal for those seeking rural living with scope for future development and diversification.





Accommodation:

Entrance Hall

Tiled floor, radiator.

Kitchen/Family Room

Double-glazed windows to front, double glazed window to rear, radiator, log burner set in fireplace, kitchen fitted with a range of wall & base units, central island, eye-level electric oven, hob & extractor fan over, sink & draining board unit, storage cupboard, laminate flooring.





Bathroom

7.26m x 1.65m (23'10" x 5'5")

Double glazed windows to side, two heated towel rails, tiled floor to ceiling, a suite comprising panelled bath, WC, pedestal wash hand basin, plumbing for washing machine, space for tumble dryer, storage cupboards.

Sitting Room/Bedroom Five

5.21m x 1.88m (17'1" x 6'2")

Double glazed window to rear, radiator.

First Floor Landing

Bedroom One

5.46m x 3.3m (17'11"/14'7" x 10'10")

Two double glazed windows to rear, radiator.

Bedroom Two

3.68m x 2.87m (12'1" x 9'5")

Double glazed window to front, radiator.

Bedroom Three

7.49m x 1.85m (24'7" x 6'1")

Double glazed window to front & rear, radiator.

Bedroom Four

2.64m x 2.34m (8'8" x 7'8")

Double glazed window to front, radiator.

Externally

Accessed by a private lane, enclosed front garden mainly laid to lawn, parcel of land amounting to just over one acre (tbc) with an option to purchase a further eight acres through separate negotiation, panoramic countryside views, grazing mountain rights, one barn with electricity and plumbing connected offering potential to convert to an annexe (stpp), large barn (37'8" x 35'5") offering potential to convert to a residential dwelling subject to the necessary consents, external oil boiler, oil tank.



Tenure

Freehold

Council Tax

Band D

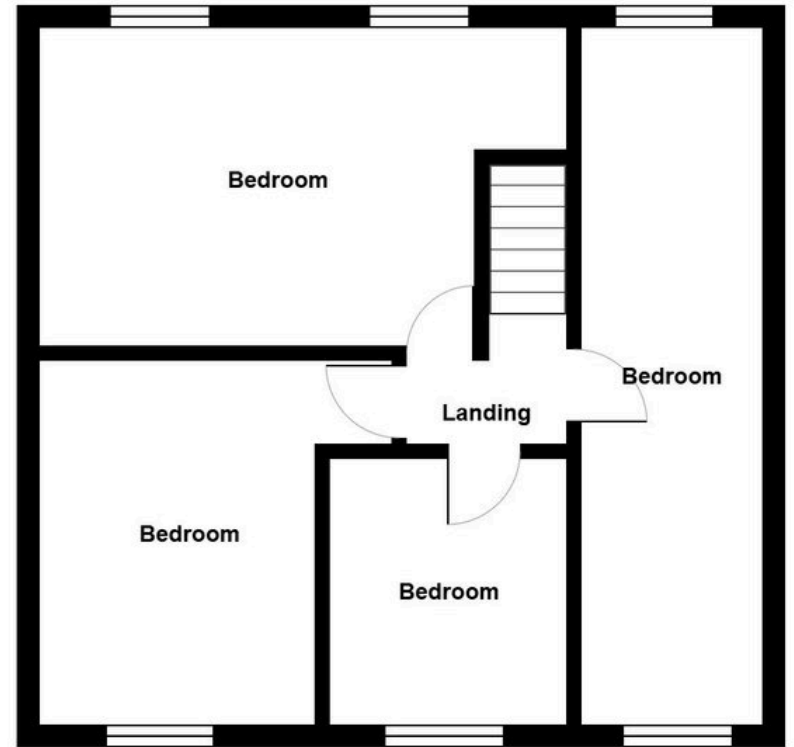
Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



Address

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