



- Bright and Spacious Detached Family Home
- Five Bedrooms, Three Bath / Shower Rooms, Three Reception Rooms
- Good Range of Outbuildings and Equestrian Facilities ● Pasture Paddocks
 - Approx. 5.4 Acres In All
- Highly Desirable Location on the Fringe of The Black Mountain

GENERAL AND SITUATION

Approximate Distances:

Ammanford 2 miles • Llandeilo 7 miles • M4 Motorway 7 miles • Swansea 16 miles
Carmarthen 19 miles

A bright and spacious five-bedroom refurbished family home set in approx. 5.4 acres with an excellent range of outbuildings, equestrian facilities and paddocks, in a highly desirable location on the fringe of the Black Mountain.

The house has been significantly upgraded by the present owners in recent years and it provides an ideal family home with the main focal point being the fabulous open plan kitchen / sitting room. The equestrian facilities are conveniently located to the rear of the house where there are also several turnout paddocks, and the rest of the land is on the opposite side of the country lane.

There is a good range of local shops, supermarkets, schools and amenities close by in Ammanford, and the popular market town of Llandeilo is also within easy reach. The M4 motorway at Pont Abraham is about 7 miles providing a fast link to Swansea, Carmarthen and Cardiff.

THE RESIDENCE

A spacious detached chalet style house, set back from the country lane, with lovely views towards the Black Mountain. There is oil fired central heating and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is through a front covered **Porch** leading to a large **Reception Hall** from which stairs rise to the first floor.

A door to the right opens into the main **Living Room** which has a laminated floor and fireplace housing a gas fire whilst a door to the left leads into a **Study / Ground Floor Bedroom**.

The fantastic open plan **Kitchen / Sitting Room** has glazed double doors opening out to the rear patio, a fireplace housing a gas fire and a modern kitchen fitted with an extensive range of built-in cupboards with granite worksurfaces, island unit, oil fired Stanley, stainless steel sink, five ring gas hob with stainless steel extractor hood, built-in electric oven and microwave.

Double doors from the kitchen open into a lovely **Garden Room** which has an electric log burner and external doors opening out onto the rear patio.

There is **Utility Room** with built-in worksurfaces, storage, plumbing for washing machine and dishwasher. There is also a separate **Boot Room** and a ground floor **Shower Room** fitted with a cubicle with electric shower, WC and wash hand basin.

On the first floor there are **Four Large Bedrooms** one of which has an **En Suite Shower Room** plus there is a separate **Family Bathroom**.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane through a splayed entrance with double timber gates opening onto a generous tarmac parking area with plenty of space for cars, horse boxes and trailers.

There is a front lawn and patio and a further garden to the rear with a decked seating area, herbaceous borders, a variety of mature trees and views towards the equestrian facilities.

The useful range of outbuildings and equestrian facilities are as follows:

Detached Outbuilding block walls under a tiled roof with PV solar panels, light power and water supplies, providing:

- Garage** with roller shutter door
- Loose Box / Workshop**
- Log Store** housing the controls for the solar panels
- Tack / Feed Room**
- Loose Box**

A further **Three Loose Boxes** adjoin to the rear

- Two Mobile Timber Stables**
- Hay Store**
- Two Pony Boxes**
- Hay Barn**
- Further Mobile Pony Box**

Turnout Paddock c. 25m x 15m with sand and carpet fibre surface enclosed with post and rail fencing.

Beyond the stables are several paddocks divided with post and rail fencing leading down to a stream boundary. From the top paddocks there are lovely views over the surrounding countryside.

The remainder of the land lies on the opposite side of the country lane, divided into four paddocks with hedges along the main boundaries and a **Timber Field Shelter**.

IN ALL APPROX. 5.4 ACRES
(About 2.1 Hectares)

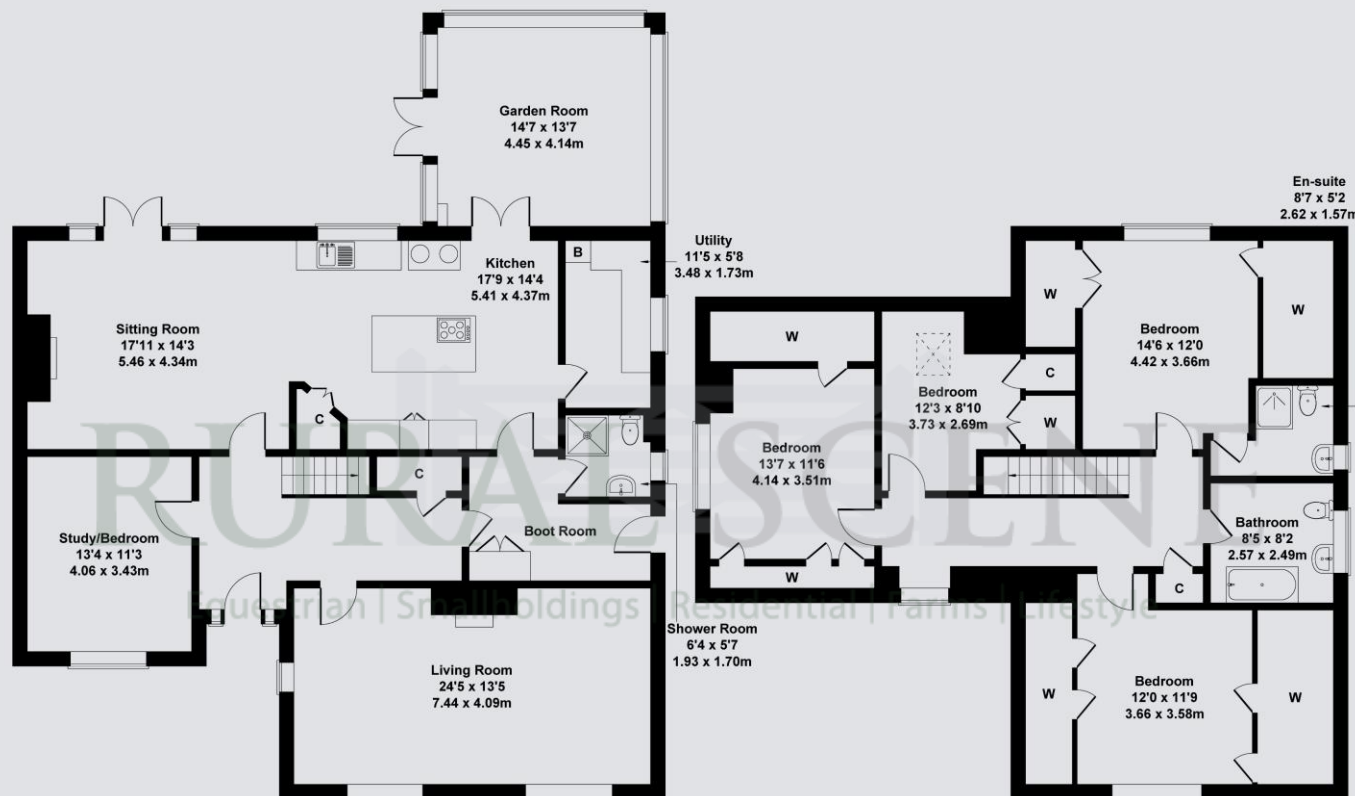
RURAL SCENE
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Bryn Celyn SA18 2UG

Approximate Gross Internal Area
2804 sq ft - 261 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX E

DIRECTIONS

From Ammanford, head north along Wern-Ddu road and turn right after just over half a mile into Heol Ddu. Continue for just over half a mile and Bryn Celyn will be on the left hand side.

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