



Sarngoch, Llanboidy – SA34 0EE

Offers in Region of £595,000

**jmorris**.com

## Sarngoch

### Llanboidy, Whitland

A charming 4 bedroom detached smallholding with approximately 4.3 acres altogether, outstanding rural views, a range of outbuildings, yard and ample parking. The property is situated at the end of a shared access track, within a beautiful countryside location, only a short drive from the village of Llanboidy in west Carmarthenshire. The house boasts a lovely blend of modern and traditional accommodation, with an excellent kitchen and bathroom, exposed beams, fireplace with wood burning stove and decorative exposed stone walling. The house is of an excellent size, being ideal for a family particularly, with the versatility of accommodating extra family/guests with a separate bedroom and ensuite, that is accessed independently by a second staircase off the kitchen (please see our floor plan for identification). There is a level enclosed rear sunny garden and ample parking and turning space. The land comprises an adjoining grazing field to the side (please see plan for identification) which is approximately 3.5 acres in size, being relatively level/gently sloping, fenced and serviced by mains water. To the opposite side are a collection of traditional stone buildings in need of some repair, with excellent potential for animal housing/workspaces etc or for conversion (stp). Next to these is a good size steel framed barn and separate yard, which could be used for storing machinery/ implements etc or for creating stabling/animal housing. Viewing is essential to fully appreciate the lovely position, views and lifestyle opportunity available. Please note, further land is also available to purchase with this property, by separate negotiation.

#### Porch

Entered via double glazed front door, double glazed windows, frosted double glazed door opens to:

#### Entrance Hall

Double glazed window to side, wood laminate flooring, radiator, door to utility, opening leads through to:

#### Living Room

Feature stone & brick fireplace and surround, housing a wood burning stove, exposed beam ceiling, double glazed window and external door to rear with views over the garden and countryside beyond, continuation of wood laminate flooring, stairs rise the first floor landing, radiator, door to:

#### Dining Room

Double glazed window to rear enjoying the same lovely views, exposed beam ceiling, continuation of wood laminate flooring, radiator, opening on to:

#### Kitchen/Breakfast Room

Boasting a modern and stylish range of fitted kitchen units and wall and base level, double porcelain Butler sink, worktops, 4 ring electric hob, extractor hood over, twin Neff single ovens, integrated dish washer, part tiled walls, double glazed windows to rear and side enjoying lovely views, external double glazed door to side, radiators, stairs rise to independent bedroom & ensuite.

#### Utility

Fitted storage cupboards and worktops, Grant oil fired combi boiler serving the domestic hot water and central heating, plumbing for washing machine, space for further white goods, double glazed window to front, door to:

#### Shower Room

Comprising a large walk-in shower enclosure, W.C, pedestal wash hand basin, part tiled walls, heated towel radiator, frosted double glazed window to side, tiled floor.

#### Main First Floor Landing

Wooden spindle balustrades, double glazed window to rear, access hatch to loft, doors to:

### **Bedroom 1**

Double glazed window to front enjoying lovely views, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator, built in storage.

### **Bedroom 3**

Double glazed window to front, radiator, built in wardrobe.

### **Family Bathroom**

Comprising a modern roll top bath with mixer shower tap over, pedestal wash hand basin, W.C, tiled floor, part tiled walls, heated towel radiator, frosted double glazed window to front, built in storage/linen cupboard.

### **First Floor Landing 2**

Double glazed window to front, door to:

### **Bedroom 4**

Double glazed windows to rear and side enjoying the lovely views, radiator, door to:

### **En-Suite**

Comprising a corner shower cubical, W.C, pedestal wash hand basin, frosted double glazed window to front.

### **Externally**

The property is accessed by a shared private track (shared with one other neighbouring property). At the end of the track a gated entrance opens into the front hard standing parking area where there is ample room for several vehicles. At the rear of the house there is an enclosed level lawn garden. Side vehicular access continues down to where the outbuildings are situated and the yard.

### **Outbuildings**

Comprising a group of stone traditional buildings, in need of some improvement works, yet with excellent potential for work sheds, storage etc and potential for conversion (stp). Next to these is a more modern steel framed enclosed barn which is ideal for keeping general livestock, machinery etc or potential for creating internal stables. Doors from this barn open to the back where this a good size hard standing yard, with external access also obtained by the continuation of the track leading around the buildings.

### **The Land**

The land adjoins the property to the far side and amounts to approximately 3.5 acres or thereabouts, providing relatively level/gently sloping grazing of a good quality, being fenced and serviced by mains water.

### **Directions**

From Narberth, travel east along the A40 until reaching the 2nd Whitland roundabout, turn left here for Llanboidy. Travel for approximately 3 miles until reaching a cross roads. Turn left and then immediately on your right is the access track leading to the property, identified by its name sign and our JJ Morris for sale sign.

### **Utilities**

Heating Source: Oil & Wood Burning Stove

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: E

EPC Energy Efficiency Rating: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///tweed.hazel.nightcap](#)

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 74%

Three Voice & Data - 69%

O2 Voice & Data - 58%

Vodafone Voice & Data - 71%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Anti Money Laundering**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.









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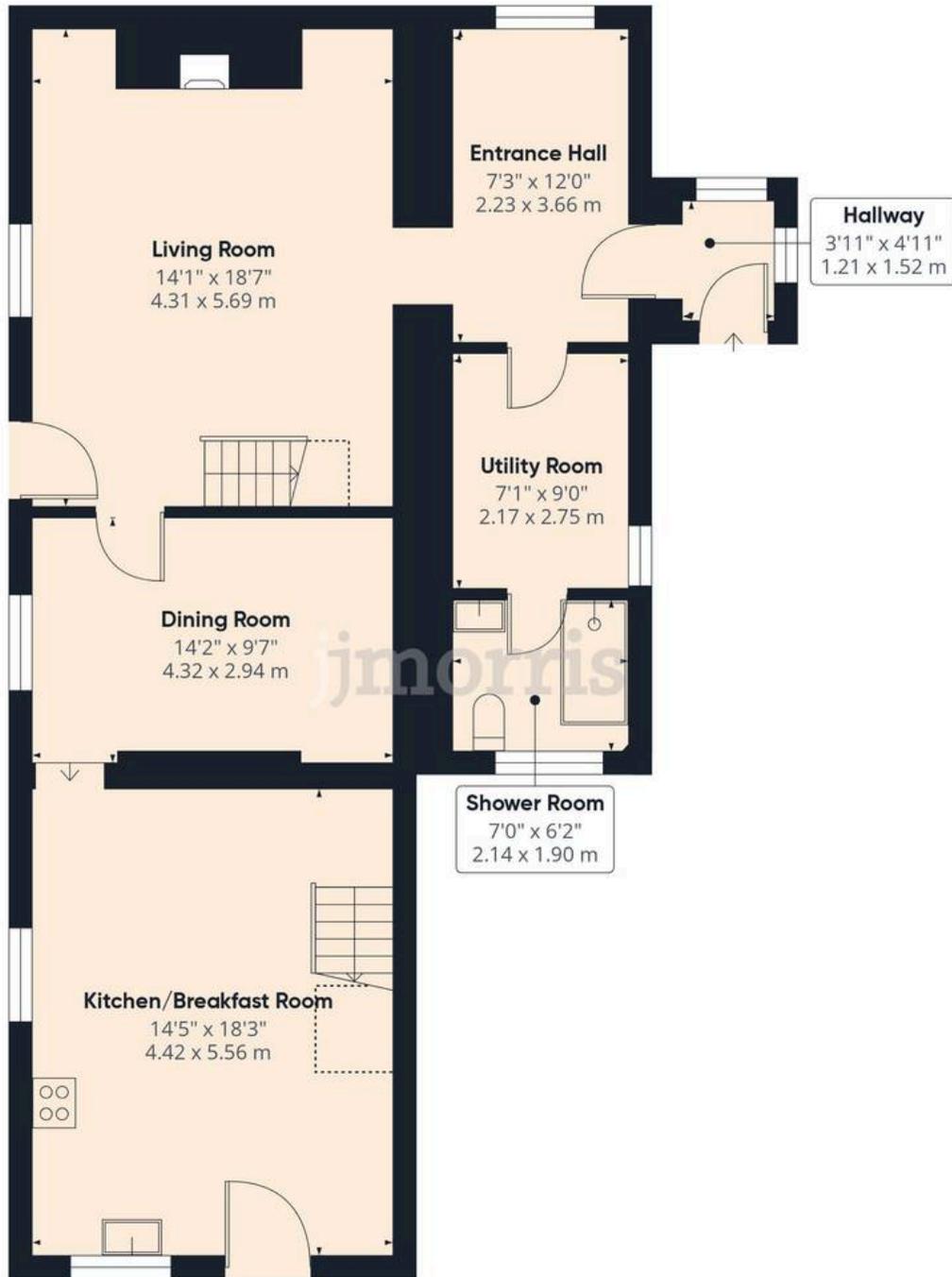
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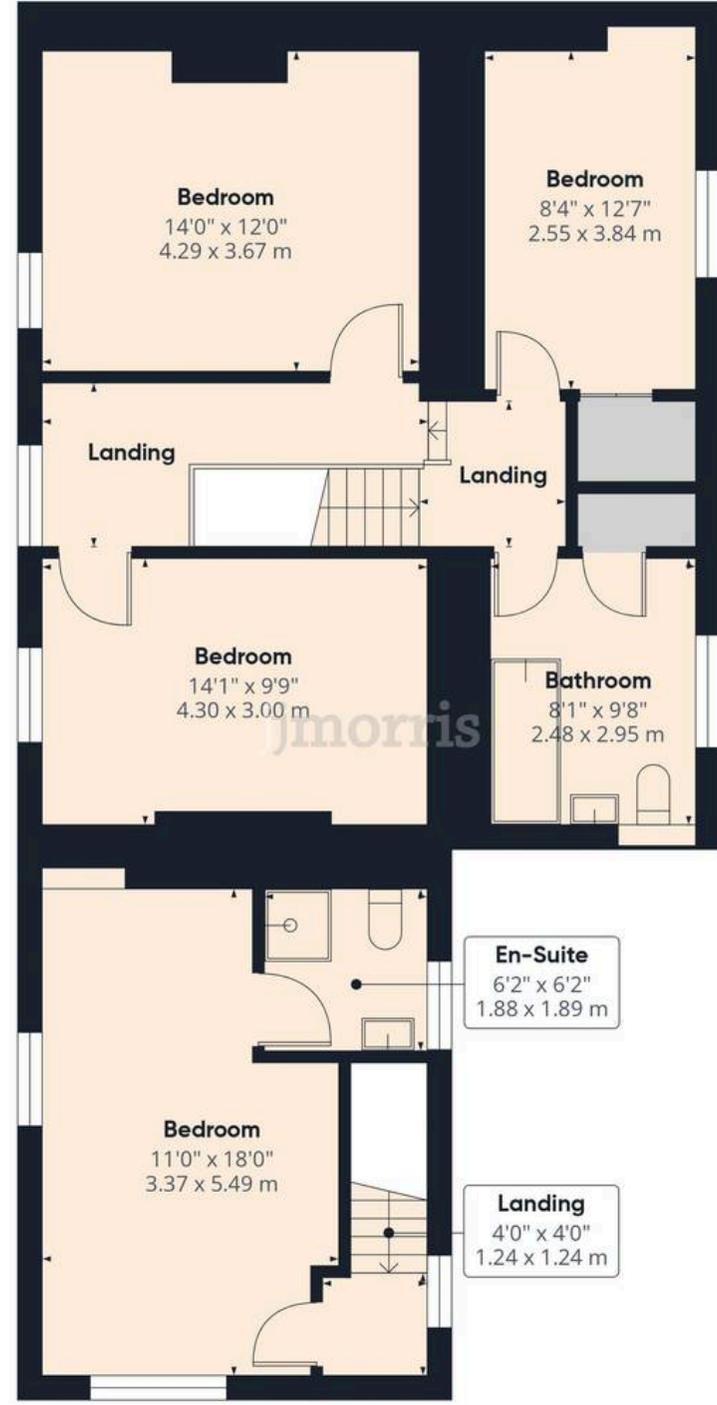
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Floor 0



Floor 1





## JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • [narberth@jjmorris.com](mailto:narberth@jjmorris.com) • [www.jjmorris.com/](http://www.jjmorris.com/)

