

CYNHEIDRE ISAF Five Roads, Llanelli, Carmarthenshire SA15 5JQ

Price Guide £675,000



- Spacious Detached Five-Bedroom Family Home
 - Separate One-Bedroom Holiday Cottage
 - Stables, Manège and Pasture Paddock
 - Approx. Four Acres In All
- Direct Access onto a Disused Railway / Cycle Path

REF; EO8718

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Llanelli 5 miles • Kidwelly 7 miles • Carmarthen 11 miles
Pembrey Beach and Country Park 8 miles

A spacious detached five-bedroom family home set in approx. four acres with a separate one-bedroom holiday cottage, stables, manège and pasture paddocks in a superb, accessible rural setting.

The original parts of the house are believed to date back to around 1840 and a large extension was added in 2012. The current owners have significantly refurbished and upgraded the property in recent years and have also converted a former cow shed into a beautifully presented one-bedroom holiday cottage. Set within approx. four acres of land, this spacious and wonderfully maintained detached home offers an exceptional lifestyle opportunity perfectly suited to families and those with equestrian interests.

Ideally positioned between the hamlets of Five Roads and Cynheidre, the property enjoys direct access onto a disused railway which is now a cycle path and bridleway. The renowned Pembrey Country Park, which is popular for beach riding, is only a short distance away.

Full ranges of shops and amenities are provided by Llanelli and Carmarthen and there is easy access to the M4 motorway (junction 48) at Hendy.

THE RESIDENCE

A substantial detached home providing bright and spacious family accommodation arranged over two floors, with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes.

The **Main Entrance**, which is at the rear of the house, opens into a **Utility Room** which has useful fitted storage, plumbing for washing machine and a stainless steel sink. A door opens through to the welcoming **Kitchen / Dining Room** which has recently been re-fitted with an extensive range of high-quality units with space for a large Range cooker, 1½ bowl sink, built-in microwave, integral fridge / freezer and dishwasher, a breakfast bar and double doors opening out onto a patio.

The **Inner Hallway** has oak laminate flooring, turned stairs rising to the first floor and doors leading to a living room, sitting room, shower room and boiler room.

The generously-proportioned **Living Room** has a central faux fireplace with electric fire and glazed double doors opening out onto the patio whilst the adjacent **Sitting Room**, which has previously been used as a ground floor bedroom, has the original external front door.

Completing the ground floor there is a **Boiler Room** housing the oil-fired central heating boiler.

On the first floor there are **Five Large Bedrooms** plus a **Study / Box Room**.

One of the bedrooms has an **En Suite Shower Room** and there is a separate **Family Bathroom**.





Y BEUDY

Converted from a former cow shed during lockdown to create a fabulous self-contained holiday cottage with an **Open-Plan Living Area / Bedroom** opening into a **Kitchen** with fitted units, breakfast bar, electric cooker, four ring hob, sink and integral fridge.

There is also a **Shower Room** and separate **Cloakroom**.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country road through a double-gated entrance with a private driveway leading to a large hard-surfaced parking and turning area with space for numerous vehicles. There is a raised seating area with an outlook over the property's own land and the driveway then continues on past the house to give access to the holiday cottage, yard and outbuildings.

Stable Block providing **Three Loose Boxes** – two at c. 11'3 x 11'3 (about 3.4m x 3.4m) and one at 13'3 x 11'3 (about 4m x 3.4m) with block walls, light and power supplies.

Workshop c. 28'10 x 14'7 (about 8.8m x 4.4m) with two internal pens.

Two Adjoining Stores c. 14'6 x 7'9 and 14'6 x 11'9 (max) (about 4.4m x 2.4m and 4.4m and 3.6m)

Poultry House

Manège c. 22m x 14m post and railed with sand surface.

The adjoining land is in one main paddock of gently undulating pasture with mature hedges along the main borders.

IN ALL APPROX. 4 ACRES (About 1.6 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

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

TENURE Freehold **COUNCIL TAX** F

ENERGY RATINGS

Main Residence D : Holiday Cottage D

DIRECTIONS

From Pontyates, head south-east on the B4309 towards Llanelli, go through the small hamlet of Cynheidre and continue for an approx. 1/3 of a mile where the property will be found on the left hand side.

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