



- Well Presented Detached House with Four Bedrooms, Three Reception Rooms and Two Bathrooms
 - Superb Modern Barn with Three Indoor Loose Boxes and Plenty of Storage
 - Good Quality Gently Sloping Pasture Paddocks
- Approx. Five Acres In All ● Beautiful Setting with Fabulous Far-Reaching Views
 - Direct Access to Hacking on Betws Mountain

REF: EO8777

GENERAL AND SITUATION

Approximate Distances:

Ammanford 3.5 miles • M4 Motorway at Pont Abraham 9 miles • Llandeilo 10 miles
Swansea 17 miles

A beautifully presented detached four-bedroom house set in approx. five acres with a fabulous modern barn, internal stables and pasture paddocks in a glorious setting with exceptional views and direct access to hacking on Betws Mountain.

The house is believed to date back to around 1850 with extensions added in about 1930 and again in 2015. It now features a fantastic open-plan living / dining room / kitchen with a series of large windows making the most of natural lighting and taking in the incredible views. The property is ideally set up for private equestrian use and the minor country lane on which it sits leads directly onto Betws Mountain, over which there are limited mountain grazing rights.

A good range of shops and leisure facilities are provided by Ammanford including a large Tesco Superstore, leisure centre and both junior and senior schools. The popular market town of Llandeilo is within easy reach and the M4 motorway at Pont Abraham provides a fast link to Swansea, Carmarthen and Cardiff.

THE RESIDENCE

A comfortable family home which has been refurbished in recent years, with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

A short flight of steps lead up to the **Main Entrance** with glazed double doors opening directly into the fantastic open-plan **Living / Dining Room / Kitchen** which has three large picture windows taking in the views, slate effect flooring, a range of modern built-in base, eye level and island units with quartz worksurfaces incorporating an integral fridge, dishwasher and Rangemaster cooking range with stainless steel extractor.

The adjacent **Utility Room** has plumbing for two washing machines, vent for tumble drier, stainless sink and built-in cupboards with worksurfaces.

There is a ground floor **Shower Room** fitted with a WC, wash hand basin and cubicle with electric shower.

A separate **Sitting Room** has a fireplace with log burner and stairs rising to the first floor plus there is a ground floor **Study** with oak flooring.

On the first floor there are **Four Good Sized Bedrooms** and a **Family Bathroom** fitted with a panelled bath with shower mixer tap, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a minor no-through country lane, from which electric gates lead on to a private drive with a large arrival yard and parking area. There is external lighting to the yard and around the house.

Beautiful gardens surround the house with lawns, gravelled and paved seating areas, herbaceous borders and a large vegetable patch.

Adjoining the arrival yard is the superb **Shufflebottom Barn** c. 75' x 30' (about 22.9m x 9.1m) (overall) steel portal frame with block walls, corrugated roof, concrete base, light, power and water supplies and an intruder alarm. The **Main Section** which is c. 45' x 30' (about 13.7m x 9.1m) has **Three Indoor Loose Boxes** plus there is a **Hay Store** c. 25' x 20' (about 7.6m x 6.1m) with insulated roof, **Tack Room** 15'3 x 13'8 (about 4.6m x 4.2m), **Store** 13'8 x 11'6 (about 4.2m x 3.5m) and an **Open-Sided End Section** c. 15' x 30' (about 4.6m x 9.1m).

The **Land** adjoins in well-managed, gently sloping pasture paddocks enclosed with stock fencing, hedges and ditches. Water is supplied to field troughs and there are Two Wildlife Ponds.

IN ALL APPROX. FIVE ACRES (About Two Hectares)

RURAL SCENE

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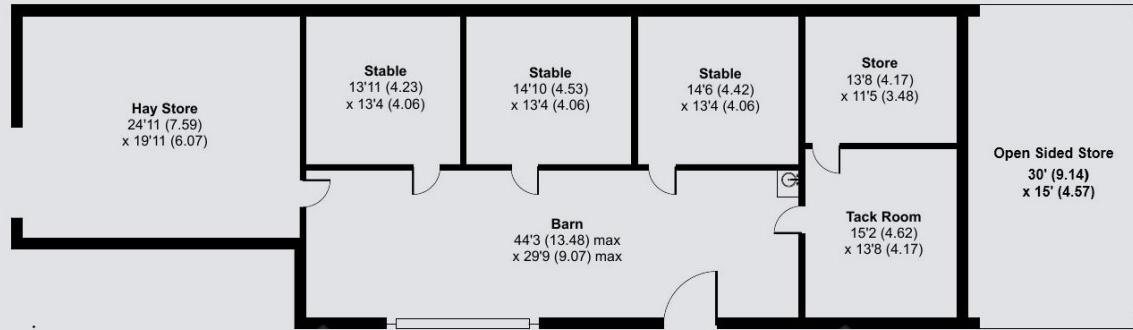


Approximate Area = 2006 sq ft / 186.3 sq m (exclude open side store)

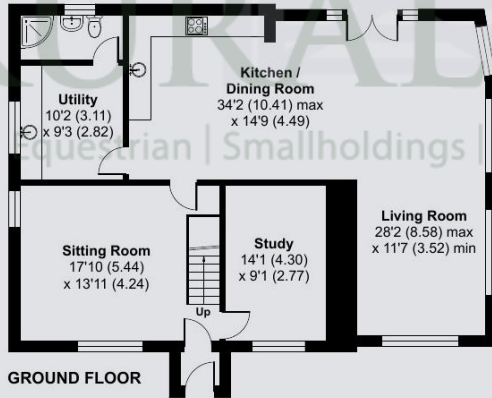
Outbuilding = 2088 sq ft / 193.9 sq m

Total = 4094 sq ft / 380.2 sq m

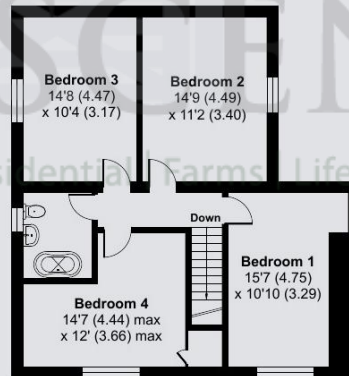
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (recently installed 'Marsh' sewage treatment plant), OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX E

DIRECTIONS

From Ammanford head eastbound to Glanamman and turn right onto Grenig Road. Follow Grenig Road for 1.2 miles and the property will be found on the right hand side.

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