BLAENWAUN FARM Blaenwaun, Whitland, Carmarthenshire SA34 0JD

Price Guide £650,000

- Spacious Detached Bungalow
- Four Bedrooms, Two Bathrooms and Three Reception Rooms
- Good Range of Useful Outbuildings
- Excellent Quality Pasture Paddocks
- Approx. 27 Acres In All
- Set Within the Village of Blaenwaun with Far-Reaching Views

REF EO7563

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Llanboidy 3 miles • Crymych 7 miles • Whitland 8 miles
St Clears 8 miles

A spacious detached four bedroom bungalow, set in approx. 27 acres with an excellent range of useful outbuildings and quality pasture paddocks, set within the village of Blaenwaun with wonderful far-reaching views.

The bungalow is believed to have been built in 1990 and has been home to the current owners for the past 22 years. It is an ideal hobby farm, or equally suitable for private equestrian use.

Blaenwaun is a rural village with a pub and there is a shop/Post Office in the neighbouring village of Llanboidy. Ranges of local shops and amenities are provided by Crymych and Whitland, with access onto the A48 at St Clears providing a fast link to Carmarthen and the M4 motorway.

THE RESIDENCE

A detached bungalow with electric heating, some of which is underfloor, and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Front Porch** with a part-glazed door opening into a **Reception Hall** with useful built-in storage.

The **Kitchen** is fitted with a range of built-in units with laminate worksurfaces incorporating a stainless-steel sink, plumbing for dishwasher, four ring hob with extractor hood, built-in electric oven, oil-fired Rayburn and a tiled floor. It is flanked by the **Breakfast Room** on one side and the **Dining Room** on the other, both of which open through to a superb **Conservatory** which has laminate flooring and lovely views over the garden to the countryside beyond.

There is a separate **Utility Room** with an external door, tiled floor, built-in storage cupboards, sink, plumbing for washing machine, and a **Cloakroom** with WC and wash hand basin.

There are **Four Large Bedrooms,** one of which has an **Ensuite Shower Room**, fitted with a cubicle with mains shower, WC and wash hand basin.

The **Family Bathroom** is fully tiled and has a panelled bath with electric shower over and glass screen, WC, wash hand basin and a cubicle with mains shower.

OUTSIDE, OUTBUILDINGS & LAND

The property is located within the village of Blaenwaun and is approached through double gates with a tarmacadam drive with plenty of parking space.

The **Gardens** surround the residence and comprise of lawns with a **Vegetable Patch, Soft fruit Beds, Greenhouse,** a side **Patio** and a **Hot Tub**. The views from the garden over the surrounding countryside are superb.

The **Outbuildings** lie adjacent to the residence and are as follows with approximate sizes:

Barn 68'8 x 25' (21.1m x 7.6m) block walls with a box profile roof, concrete base, light and power supplies, two double vehicular doors and further pedestrian door.

Dutch Barn 47' x 40'9 15.8m x 12.3m) with oval GI roof and concrete base

Barn 81' x 30' (26m x 9.2m) steel portal frame with insulated box profile cladding and roof, concrete base, light and power supplies, wide double vehicular doors.

Lean-to 31'5 x 21'9 (9.6m x 6.7m)

Traditional Barn built of stone with corrugated roof, in **Two Sections** each 14'8 x 8'9 (4.5m x 2.7m)

The Land adjoins to the rear in very good quality **Pasture Paddocks** which are fairly level and enclosed with stock fencing and mature hedges. Water is supplied to field troughs.

A Public Footpath passes through the top fields.

IN ALL APPROX. 27 ACRES
(About 10.9 Hectares)

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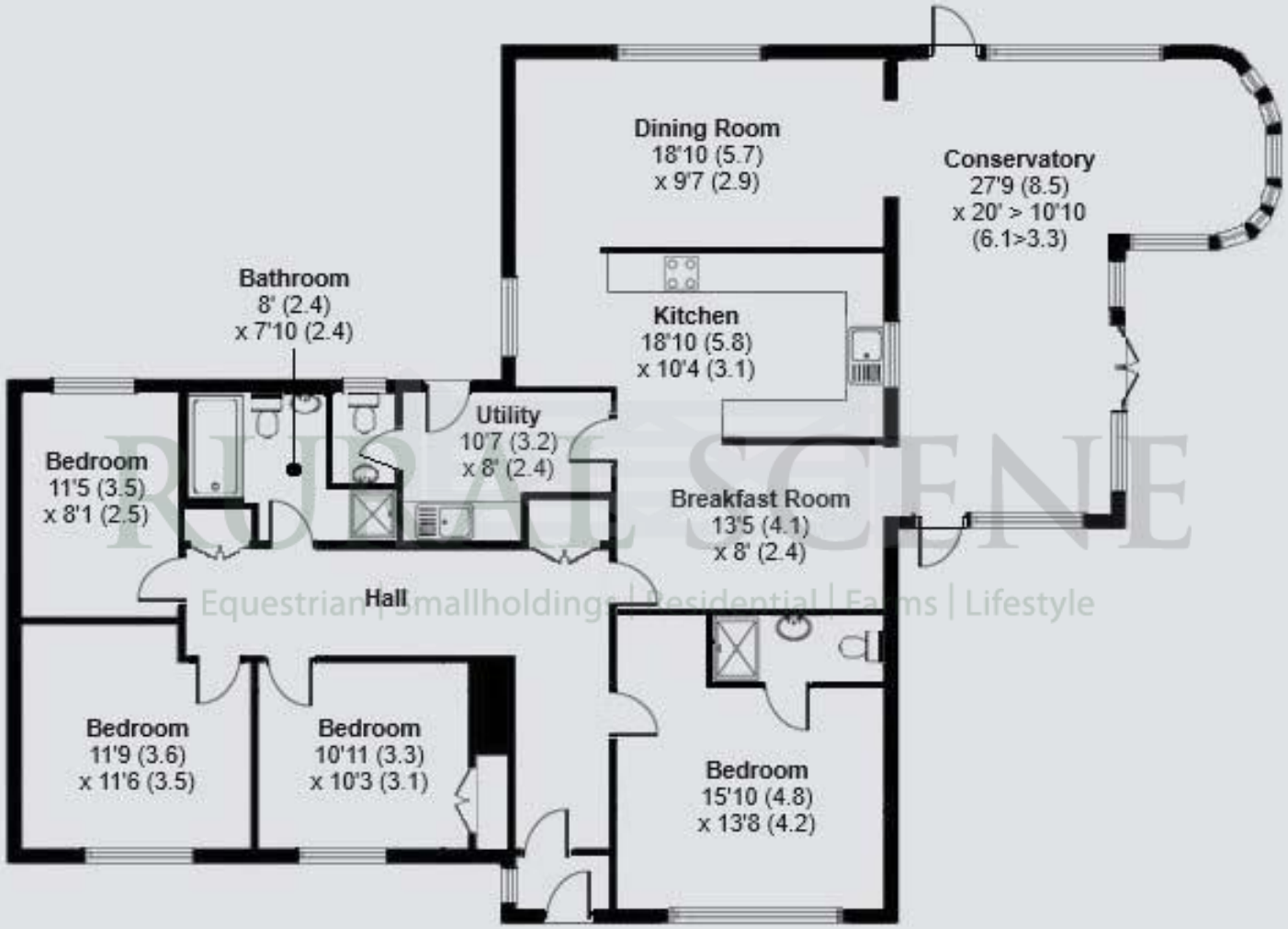

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** D

DIRECTIONS

From St Clears head north through Llangynin and turn right sign-posted Blaenwaun. Continue into Blaenwaun and Blaenwaun Farm is in the centre of the village on the right-hand side.

what3words /// mainly.waving.pleasing

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The Property Ombudsman

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