



- Spacious Detached Bungalow with Four Bedrooms, Four Bathrooms and Two Reception Rooms
 - Range of Outbuildings including Stable Yard with Five Loose Boxes
- Former Manège (requires refurbishment) ● Pasture, Amenity Land and Woodland
 - Available with Approx. 37 or 48 Acres
 - Secluded Yet Accessible Location

GENERAL AND SITUATION

Approximate Distances:

Pontyberem 3 miles • Cross Hands / A48 7.5 miles • Carmarthen 8 miles
Pembrey Park / Coast 8 miles

A spacious detached four-bedroom bungalow available with approx. 37 or 48 acres together with a range of outbuildings including five stables, pasture, amenity land and woodland, in a wonderfully secluded yet accessible location.

The bungalow was substantially extended by the current owner about twenty years ago and it provides a fantastic family home. The property would benefit from some general refurbishment and is ideal for smallholding or private equestrian use.

The property is in a rural setting, close to the villages of Pontyates and Pontyberem which between them provide a garage with general stores, Post Office and primary school. Full ranges of shops and amenities can be found in Llanelli and Carmarthen, and the property is close to Pembrey Park with its renowned sandy beaches.

THE RESIDENCE

A spacious detached bungalow with oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** with a front door opens to an **Inner Hall** which has an **Airing Cupboard** with internal radiator and doors leading to **Three Main Bedrooms** each of which have **En Suite Shower Rooms** fitted with cubicles with mains shower, WC and wash hand basin.

The **Fourth Bedroom** is currently used as a study and has a built-in desk and storage cupboards.

The **Family Bathroom** is fitted with a jacuzzi bath, WC and wash hand basin and has tiled flooring with underfloor heating.

The generously proportioned **Living Room** has a feature fireplace with inset log-burner, windows to the front and side and a wooden floor.

The **Kitchen** is fitted with a range of built-in cupboards with worksurfaces incorporating a stainless steel sink, Range cooker with extractor hood, plumbing for dishwasher and oil fired boiler. It opens through to a **Dining Room** and there is a door leading to a **Utility Room** with built-in cupboards, plumbing for washing machine and external rear door.



OUTSIDE, OUTBUILDINGS & LAND



The property is wonderfully secluded, set at the end of a long private drive and surrounded by its own land.

Adjacent to the bungalow is a range of outbuildings which include as follows with approx. sizes:

Stable Yard built of timber under a slate roof with concrete base and yard, light, power and water supplies providing **Five Loose Boxes** 16'4 x 12'8, 12'10 x 12'8, 18' x 12'8, 12' x 12'8 and 14'5 x 12'8 (about 4.9m x 3.8m, 3.9m x 3.8m, 5.5m x 3.8m, 3.6m x 3.8m and 4.4m x 3.8m) **Tack Room** 13'8 x 12' (about 4.1m x 3.6m)



Barn 42' x 22' (about 12.8m x 6.7m) built of timber under a slate roof, on a concrete base with light and power supplies, pump and filtration system for the private water supply.

Tool Shed 32' x 11' (about 9.7m x 3.3m) with light and power.

Stone Barn with a slate roof, divided into two sections 15' x 17'7 and 14' x 11'3 (about 4.6m x 5.3m and 4.3m x 3.4m) with scope for conversion subject to any necessary permissions.

Barn 30' x 20' (about 9.2m x 6.1m) built of timber under a box profile roof, on a concrete base, subdivided and with a **Mezzanine Storage Area**.



Adjoining the stables is a **Former Manège** which has now become overgrown but has potential to be reinstated, if required.

To the front of the bungalow is a large spring-fed **Wildlife Pond**.

The Land completely surrounds the property and is predominantly level. It provides a mixture of pasture paddocks, some amenity land and wildlife habitat plus areas of natural woodland.

A public footpath is marked on the Ordnance Survey map running through the property although there is no evidence that it has been used for many years.

IN ALL APPROX. 48 ACRES
(About 19.2 Hectares)



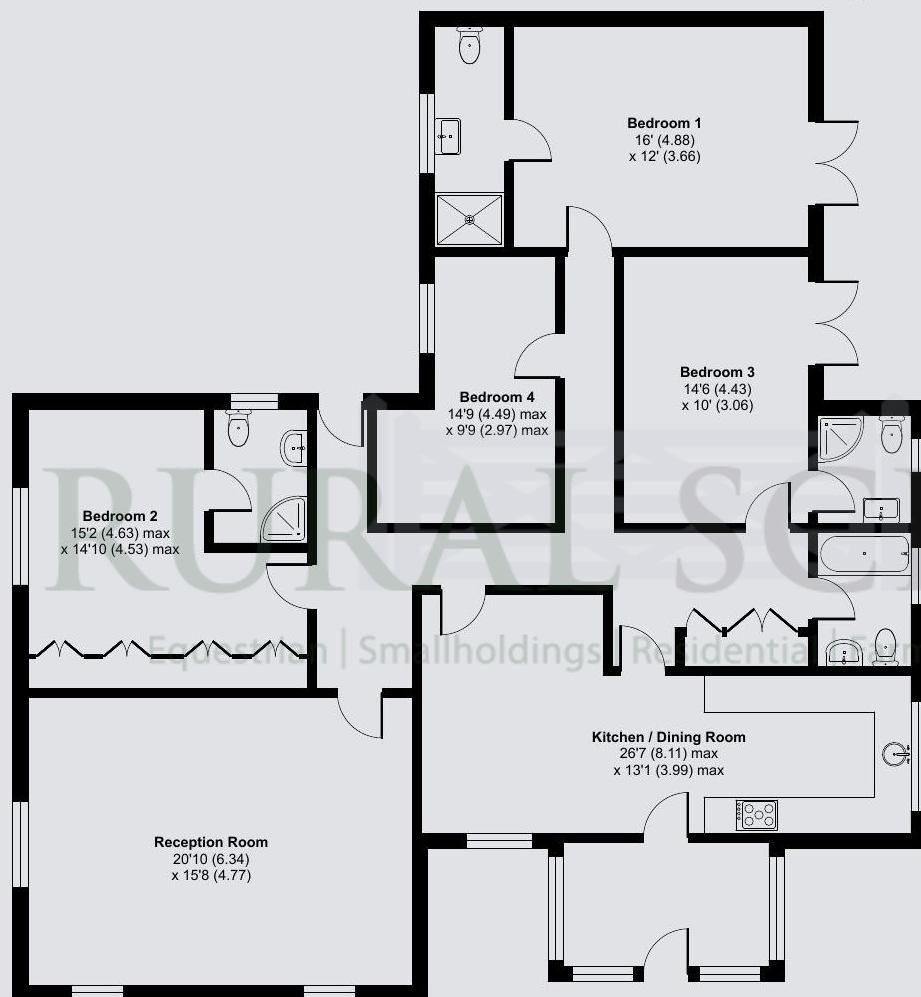
RURAL SCENE

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Approximate Area = 1781 sq ft / 165.4 sq m

For identification only - Not to scale



GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

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

TENURE Freehold ENERGY RATING D COUNCIL TAX C

DIRECTIONS

From Meinciau, head east on Bryn Moriah towards Bancffosfelen for just under half a mile and the entrance to the property will be seen on the left hand side.

what3words ///emulating.making.remaking

Price Guide £600,000 with Approx. 37 Acres : Further 11.4 Acres Available by Negotiation.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited Caegwylt but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

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