



## Neuadd Garnant, Ammanford, Carmarthenshire, SA18 1UF

### Offers In The Region Of £395,000

- Choice south-facing 3 acre smallholding set at the foothills of the Black Mountain
- Characterful period farmhouse retaining a wealth of original features
- In need of some modernisation, offering excellent scope for improvement
- Greenhouse, workshop, general purpose buildings and small livestock facilities
- Approximately 3 acres of productive pasture with county road frontage and native oak woodland boundary
- Wonderful fringe-of-village location commanding spectacular countryside views
- 3 Bedrooms, Attic Room, 2 Reception Rooms and Kitchen/Breakfast Room
- Attractive courtyard with ample tarmac parking and useful outbuildings
- Beautiful gardens featuring herbaceous borders, specimen trees, kitchen and soft fruit gardens
- EPC E

# Neuadd Garnant, Ammanford SA18 1UF

Set at the foothills of the Black Mountain, a choice south-facing 3 acre smallholding enjoying a wonderful fringe-of-village location and commanding spectacular views.

The period farmhouse retains a wealth of original features and, whilst now in need of some modernisation, offers excellent potential. The accommodation comprises: Reception Hall, Sitting Room with feature fireplace, Dining Room with open fireplace, fitted Kitchen/Breakfast Room, Utility Room, 3 Bedrooms, Bathroom and Attic Room. The property benefits from gas-fired central heating.

Externally, there is an attractive courtyard with tarmac parking area, lean-to laundry/workshop, general purpose building, greenhouse, brick-built garden/general purpose and small livestock building.

The gardens are a particular feature, with well-stocked herbaceous borders, a variety of specimen trees, productive kitchen garden and soft fruit garden. The land extends to approximately 3 acres of productive pasture, with county road frontage and bordered by attractive native oak woodland.

A rare opportunity in a highly desirable setting. Viewing is highly recommended — book an appointment today.



Council Tax Band: D



#### RECEPTION HALL

6'4" x 3'8"

Open staircase to first floor.

#### SITTING ROOM

15'8" x 15'0"

Gas fire in tiled and hardwood surround. built-in glazed alcove display cupboards. Exposed ceiling beams.

Access to under stairs cupboard. Radiator.

#### ANOTHER ROOM ASPECT

#### DINING ROOM

16'7" x 8'8"

Open fireplace with feature surround and quarry tiled half. Exposed ceiling beams. Wood effect floor.

Radiator.

#### ANOTHER ROOM ASPECT.

#### UTILITY ROOM

12'6" x 8'4"

Single drainer stainless steel sink unit with base cupboards. Shower cubical with triton electric shower and tiled surround. Wall alcove. Fully tiled walls. Pine panelled ceiling. Radiator.

#### KITCHEN/ BREAKFAST ROOM

15'9" x 9'11"

Hotpoint ceramic hob, fitted in marble effect work surface. Fitted range of hardwood base and wall display cupboards. Gas convector heater. Conventional radiator.

#### ANOTHER ROOM ASPECT..

#### LANDING

9'5" x 3'10"

#### BEDROOM

15'9" x 9'9"

Marble hand basin with chrome mixer tap on vanity cupboard, access to attic. Radiator.

#### BEDROOM

15'11" x 9'2"

Small tiled surround fireplace. Radiator.

#### ANOTHER ROOM ASPECT...

#### BEDROOM

12'4" x 9'5" (maximum)

Radiator.

#### REAR LANDING

#### BATHROOM

11'1" x 5'8"

Panelled bath with tiled surround, pedestal hand basin. Low level WC. Fully tiled walls. Exposed ceiling beams. Radiator.

#### ATTIC ROOM

15'9" x 7'6"

#### LEAN TO/ UTILITY ROOM

13'5" x 12'0"

Wall mounted boiler which serves the heating requirements. Vaulted ceiling beams.

#### OTHER ASPECTS

#### LEAN TO/ GARDEN SHED

14'4" x 8'3"

#### GREENHOUSE

11'9" x 6'4"

#### BRICK WORKSHOP ARRANGED INTO SECTIONS

For first area measuring 4.88m x 2.81m. Second area measuring in 4.99m x 2.52m.

#### OUTSIDE

The property is approached via a wide entrance on the county road that leads into a spacious concrete paved courtyard. Which provides excellent parking space for a number of vehicles. The whole area is boarded by wonderful herbaceous bed that provide a variety of spring colour together with many specimen trees, including Holly, Cotoneaster, Acer, Beach and Hydrangea. To the front of the property is a level lawn garden, with herbaceous borders and spring flowering bulbs. There are a number of specimen trees within this area.

#### LAND

The land extends to 3 or thereabouts. Which is level or very gently sloping. It is well fenced and is arranged in a paddock of permanent pasture that is capable of good quality throughout the season. To the side of the pasture land, there is an attractive area of oak and mixed woodland that provide a wonderful backdrop to this property.

#### SERVICES

We are advised that the property is connected to mains, electricity, water and gas. Private drainage.

#### TENURE & POSSESSION

Freehold with vacant possession on completion

#### COUNCIL TAX

The property is in council tax band "D"

#### EDUCATION

A wide range of state schools are to be found in the Cross Hands area. With plenty of primary schools on the doorstep. Secondary schools can also be found within a 10 mile radius. Further information found at [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include

Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

#### SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

#### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

#### VIEWING

By appointment with Morgan Carpenter 01558 821269

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

#### PROOF OF ID

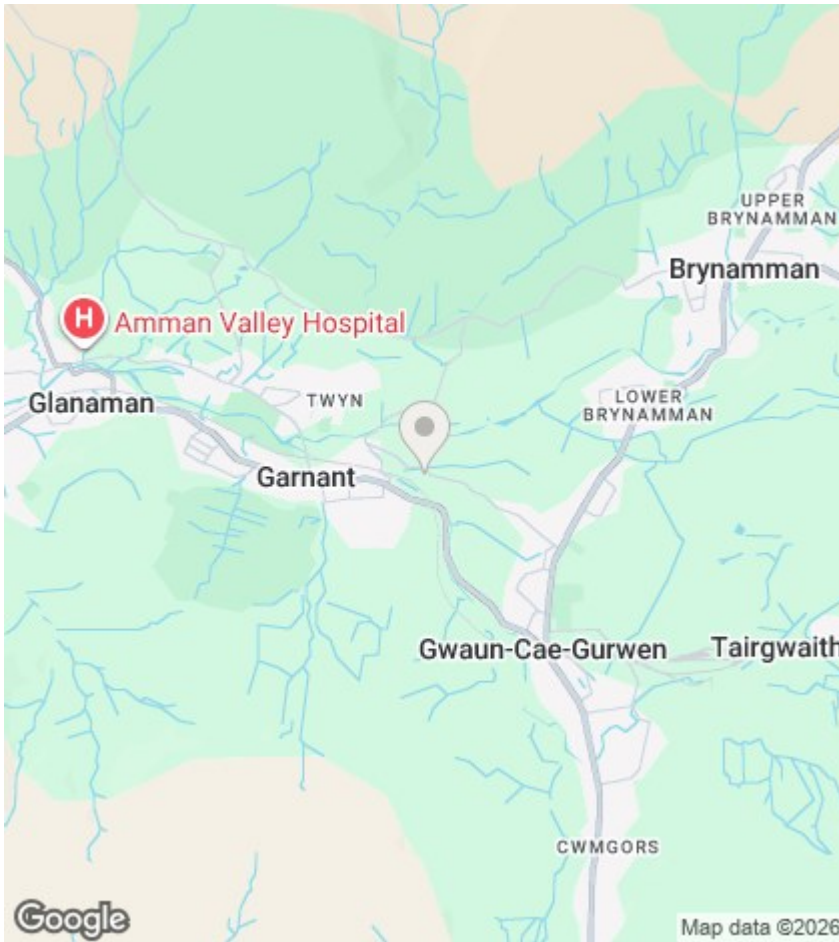
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

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[www.primelocation.com](http://www.primelocation.com), or [www.onthemarket.com](http://www.onthemarket.com)





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

