



Pantgwyn Blaenycloed Road, Cynwyl Elfed, Carmarthenshire, SA33 6TB

Offers in the region of £600,000

A 7 acre smallholding enjoying a rural location with a lovely rural aspect, situated 3 miles from the village of Blaenycloed and 4.5 miles from Cynwyl ELfed which offers a range of amenities for day to day needs including village shop and Primary school. The county town of Carmarthen is approximately 10 miles away and the country town of Newcastle Emlyn is 8 miles.

A large 5 bedroom house with an adjoining self contained 2 bedroom annex ideal for the extended family or holiday lets. Well presented accommodation that has the benefit of double glazing, oil central heating and briefly comprises reception hallway, study, lounge, large farmhouse kitchen/dining room, utility, 5 bedrooms, 2 en-suites and family bathroom and the annex comprises a large living/dining room, kitchen and cloakroom with bathroom, 2 double bedroom one with a dressing room or work room adjoining.

Externally there are spacious grounds, stone barn, stables and store, 40m x 19m menage together with 7 acres of grazing paddocks.

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DIRECTIONS



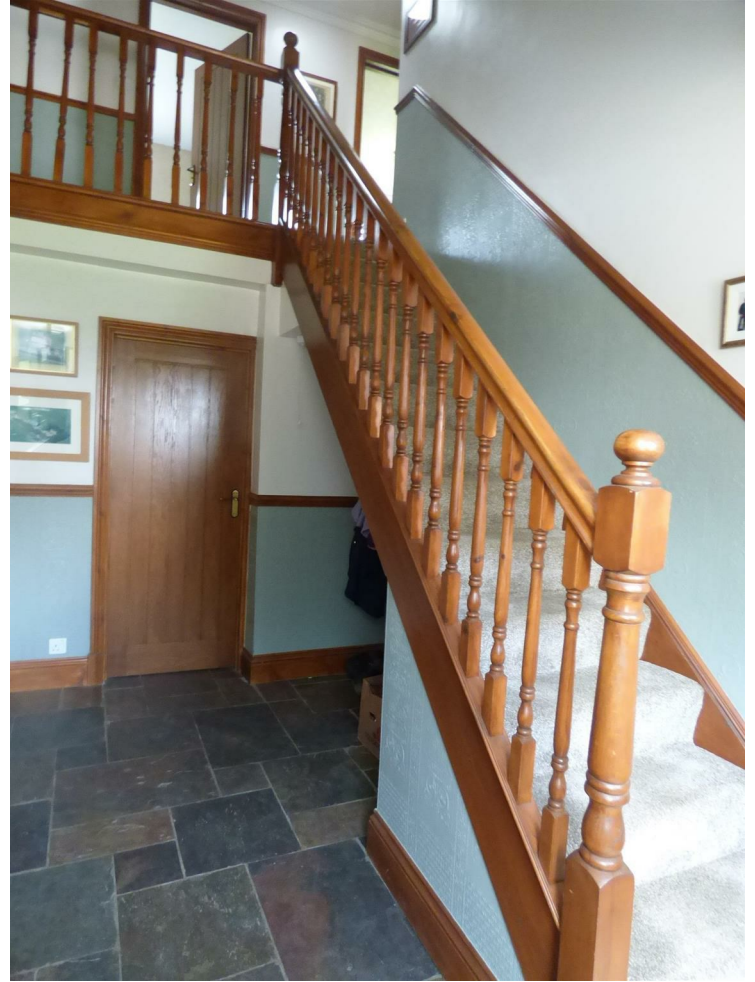
Travel out of Carmarthen Town heading North West via Lime Grove Avenue, on through Trevaughan, Bwlchnewydd and continue on this road until you get to the left turning for Blaenycloed. Carry on through Blaenycloed and Pantgwyn will soon be found on your right after approximately 3 miles

ACCOMMODATION



A deceptively spacious residence that has an adjoining self contained annex ideal for the extended family, guests or as a letting unit. The accommodation is well maintained and tastefully decorated throughout, has the benefit of UPVC double glazed windows and doors, oil fired central heating servicing the main residence and annex, with the annex having underfloor heating and metered, together with a pressurized water system providing instant hot water. The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



UPVC Double glazed front entrance door, slated effect tiled floor, dado rail, radiator, stairs to first floor and doors off to kitchen, lounge and study.

STUDY 13'1" x 11'2" (3.99m x 3.41m)

Window to front and radiator

LOUNGE 20'3" x 12'8" (6.19m x 3.88)



2 Windows and exterior door to front elevation, Attractive slate open fireplace and hearth with a tiled inset and recesses either side, radiator and door to kitchen

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KITCHEN/DINING/LIVING ROOM 29'10" x 12'7" (9.10m x 3.86m)



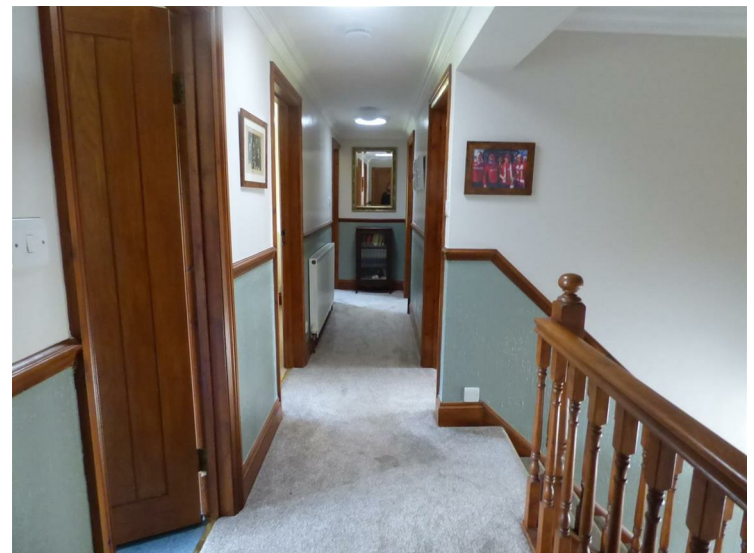
BOOT/DOG ROOM 8'5" x 7'8" (2.58m x 2.36)

Tiled floor, exterior door to rear and door to utility room/cloakroom with WC, vanity unit and plumbing for washing machine

FIRST FLOOR



The kitchen is fitted with a range of base units which incorporate a single bowl single drainer sink unit and space for a cooking range and fridge/ freezer. Brick fireplace housing a multi fuel stove, window to rear elevation, French doors opening out to the side patio, 2 radiators, slate effect tiled floor. Larder/storage cupboard. Airing cupboard housing the Oil fired central heating boiler and hot water tank with a pressurized hot water system providing instant hot water. Door leading into the annex and door to rear hallway



Galleried landing with radiator and door leading into the annex and doors off to:

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BEDROOM 1 12'11" x 11'3" (3.96m x 3.43m)



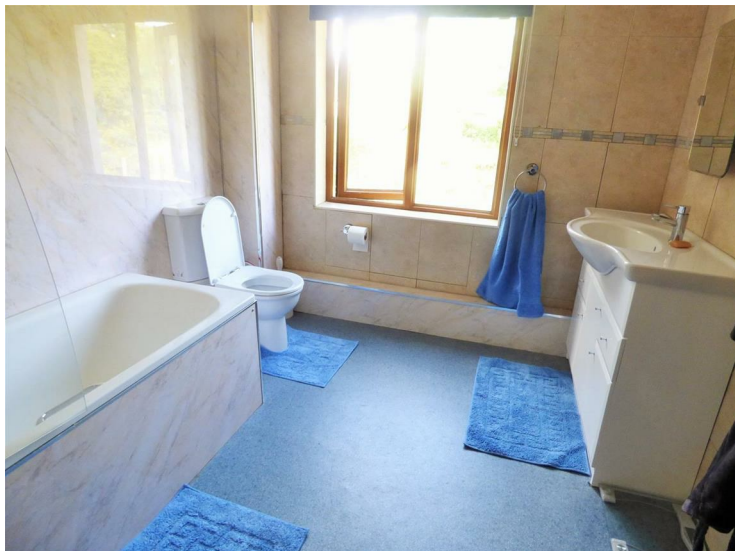
Window to front and radiator. Door to En-suite

EN-SUITE



WC, vanity unit, shower enclosure with Mira shower unit, fully tiled, window to front and heated towel rail

BATHROOM



Panel bath with shower over and screen, WC and vanity unit, window to rear, tiled walls and heated towel rail

BEDROOM 2 12'10" x 10'7" (3.93m x 3.25m)



Window to rear, radiator and door to en-suite

EN-SUITE



Large shower enclosure with sliding door, WC and vanity unit, radiator, window to side and shaver point.

BEDROOM 3 11'10" x 9'5" (3.63m x 2.88m)



Window to rear and radiator

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BEDROOM 4 11'8" x 9'10" (3.58m x 3.00m)



Window to rear and a circular window to side elevation, radiator

BEDROOM 5 7'8" x 12'11" (2.36m x 3.96m)



Window to front and radiator

THE ANNEX

Self contained 2 bed annex with access also from the main house. An ideal letting unit, granny annex or overflow accommodation.

The ground floor has the benefit of underfloor heating, double glazed windows and doors throughout with accommodation arranged as follows:

LIVING/DINING ROOM 26'2" x 12'6" inc to 16'4" (7.98m x 3.82m inc to 4.99m)



Windows to front and side elevation, exterior front door and French doors to rear, storage cupboard, wood flooring and a feature stone fireplace. Door to inner hallway



INNER HALLWAY

With door leading back to the main residence, stairs to first floor and door to kitchen

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KITCHEN 12'0" x 6'0" (3.66m x 1.84m)



Fitted with wall and base units incorporating a 1.5 bowl single drainer sink unit, spaces for fridge/freezer and cooker, window to rear, Rear hallway with exterior door to rear and door to CLOAKROOM with WC

FIRST FLOOR

Landing with door leading into the main residence and door off to:

BEDROOM 8'3" x 16'4" (2.52m x 5.00)



Window to front and radiator

BEDROOM 2 12'2" x 10'6" (3.72m x 3.22m)

French doors to Juliette balcony, radiator and door to dressing room

DRESSING ROOM 12'4" x 6'0" ext to 6'6" m (3.78m x 1.84 ext to 2 m)



An L shaped versatile room which could be used for a variety of uses including en-suite, kitchen, work room etc. Radiator and window to rear

BATHROOM



Shower enclosure, panel bath, WC and wash hand basin, window to side elevation, tiled walls and floors and heated towel rail

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EXTERNALLY

STONE BARN 36'5" x 14'5" (11.12m x 4.41m)



Gated access leads into the driveway that runs along the front of the house and provides ample parking and turning areas. Large level lawned garden to the front. Further lawned garden to the side and rear, raised fishpond with water feature. Enclosed front patio to the annex



With adjoining store shed. Possible conversion potential subject to the necessary planning consent

EQUESTRIAN AREA



There is a separate gated access useful for horse boxes etc which leads to the field shelter, stable and tack room with a holding paddock
Sand menage 40m x 19m with post and rail fence



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THE LAND



The land which amounts to 7 acres or thereabouts is all laid to pasture, level to gently sloping divided into paddocks. There is a stream boundary and a delightful walkway along the boundary



PLEASE NOTE

The property located next to Pantgwyn which comprises range of modern outbuildings is used as an equestrian centre with a large indoor school and stables

SERVICES

Mains electric and water. Private drainage

PLANS

Any plans provided are intended as a guide to the layout of the property only and dimensions are approximate. NOT TO SCALE

OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e drivers licence and the other 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.

OFFICES

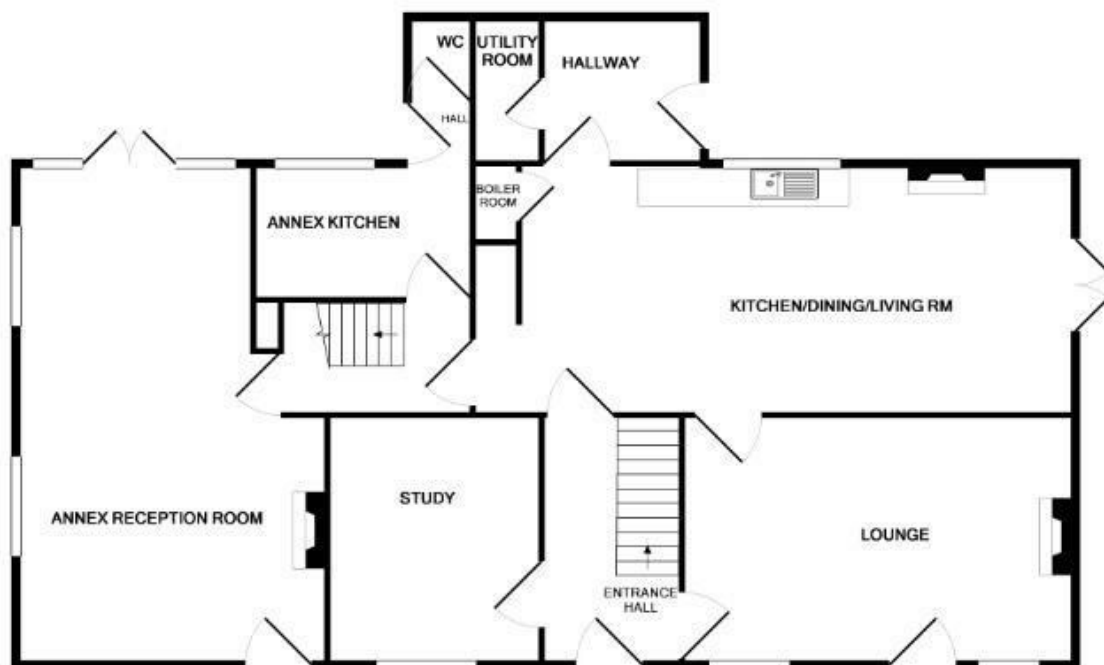
Carmarthen Office 01267 236363 Llandeilo Office 01558 822468
Cross Hands Office 01269 845576 or out of hours number
07789716520

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www.rightmove.co.uk, onthemarket.com and www.zoopla.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
58		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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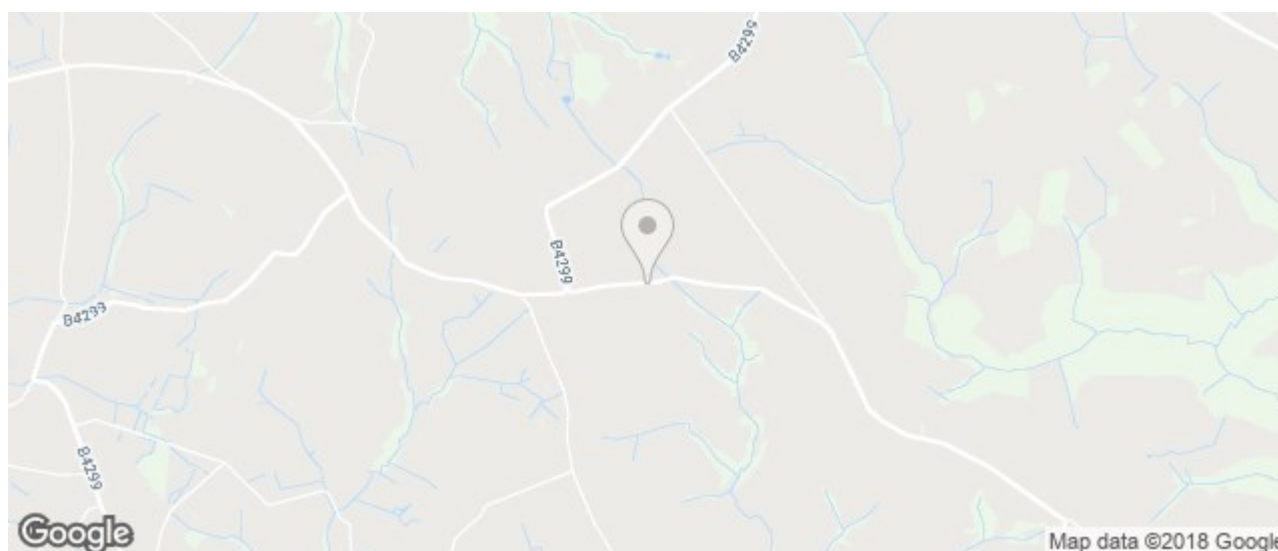


GROUND FLOOR
APPROX. FLOOR
AREA 1577 SQ.FT
(146.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1460 SQ.FT
(135.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 3037 SQ.FT. (282.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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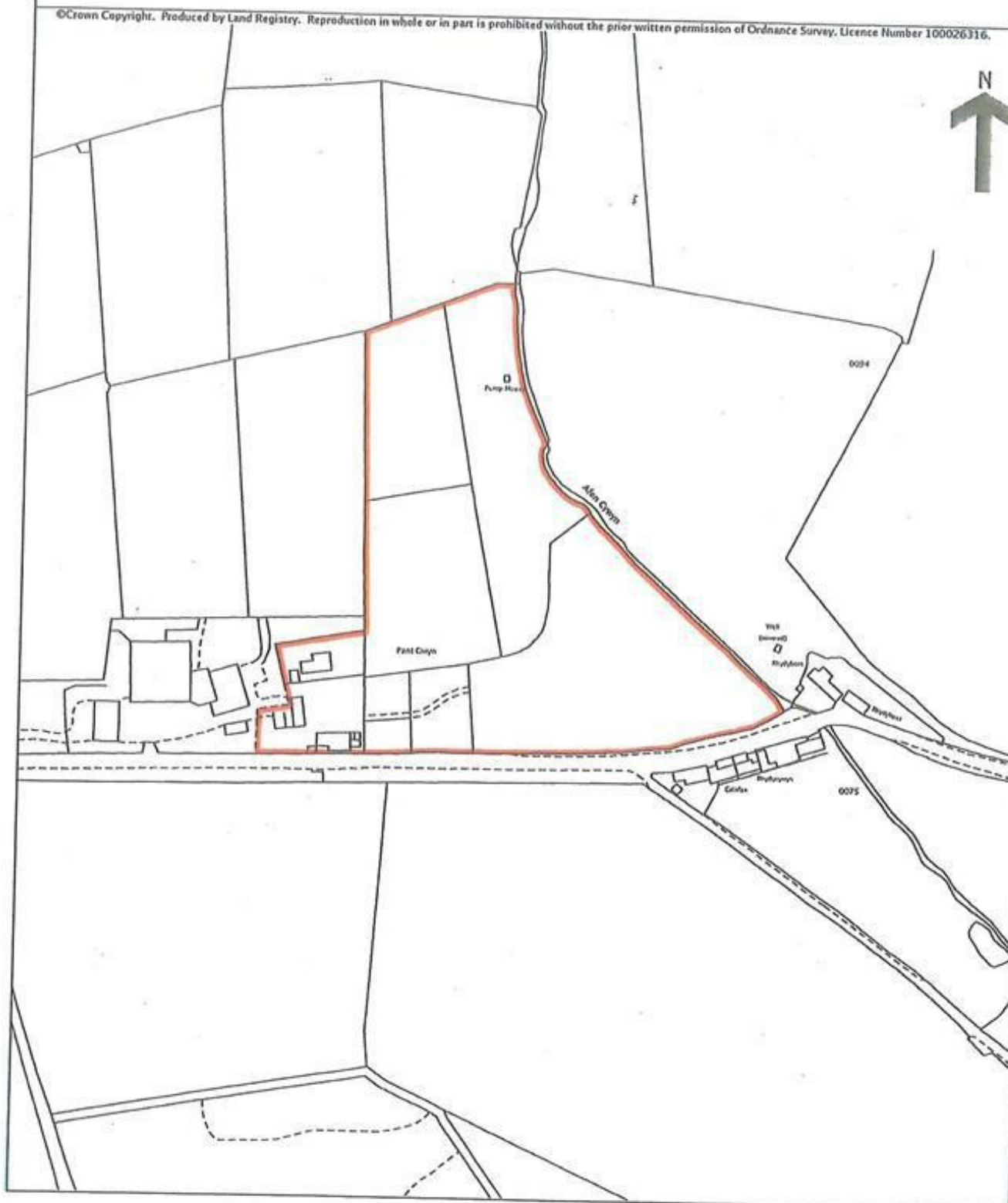


Land Registry
Official copy of
title plan

Title number **CYM47495**
 Ordnance Survey map reference **SN3130NE**
 Scale **1:2500 reduced from 1:1250**
 Administrative area **Carmarthenshire / Sir**
Gaerfyrddin



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