



91 Gate Road Penygroes, Nr Cross Hands, Carmarthenshire, SA14 7RN

Offers in the region of £275,000

A Conveniently located small holding of 15.5 acres, set on the fringe of the popular village of Penygroes with pleasant rural outlook and having two productive pasture paddocks, a small area of mature woodland and a range of stables. The accommodation comprises: Reception Hall; Lounge/Dining Room with decorative fireplace; Fitted Kitchen/Breakfast Room room; Rear Porch; 2 Bedrooms, Bathroom. Oil fired central heating and uPVC double glazing. Spacious vehicular courtyard leading to garage. Boiler Room and Store shed. Large lawned garden and patio area. Private lane to pasture paddocks and excellent range of 4 stables (with planning for a further 4 together with a workshop) and store sheds. Menage. Viewing essential to appreciate the potential of this holding.

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RECEPTION HALL 13'1" x 3'3" (4.00m x 1.00m)



Stairs to first floor. Stone effect tiled floor. Radiator.

KITCHEN/BREAKFAST ROOM 11'11" x 7'10" (3.64m x 2.39m)



1 1/2 bowl stainless steel sink unit with mixer tap. Bush electric oven. Plumbed for automatic washing machine. Fitted base and wall cupboards. Ceramic tiled floor. Access to spacious understair cupboard. Radiator

LOUNGE/DINING ROOM 22'1" x 11'5" (6.75m x 3.50m)



Decorative electric fireplace. 2 Wall alcoves. 2 Radiators.

REAR PORCH 6'4" x 4'11" (1.94m x 1.52m)

FIRST FLOOR

LANDING 10'8" x 5'6" max (3.27m x 1.68m max)



Access to attic. Radiator.

ANOTHER ROOM ASPECT



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BEDROOM 14'9" x 12'0" (4.50m x 3.66m)



Pine floor boards. 2 Radiators

ANOTHER ROOM ASPECT

BEDROOM 9'11" x 8'10" (3.03m x 2.70m)



Radiator.

BATHROOM 9'8" x 7'8" (2.97m x 2.35m)



Triton T80 shower above panelled bath with glazed screen. Pedestal hand basin and low level W.C. Tiled walls. Radiator.

OUTSIDE

To the front of the house is a small courtyard. Alongside this a driveways leads to the garage.

REAR GARDEN



A spacious enclosed rear garden with lawn and patio area.

BOILER ROOM

Oil fired boiler which serves the heating requirements.

STORE SHED

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PASTURE PADDOCKS



Located along a private driveway to a gated entrance which opens into the fields which are arranged on a gentle slope and are laid to pasture which is in good heart, with a small area of mature woodland. The buildings and stables are located at the western boundary of the land.

STABLE BLOCKS



These 4 stables (12' x 10') are arranged in two blocks with paved courtyard at the front. Planning has also been granted for a further 4 stables and workshop.

MENAGE 131'2" x 65'7" (40m x 20m)

Sand and Fibre Menage

SERVICES

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

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band ' ' and that the liability for the year 2020/21 is £

EDUCATION

A wide range of state schools are to be found in Blaenau, Llandybie, Penygroes Ammanford, Llandeilo and Gorslas - www.carmarthenshire.gov.uk. Private schools include Llandovery College and St Michaels, Llanelli (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. 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.

LOCATION

The property is situated at the centre of the village of Penygroes. It is approximately 3 miles from the busy village of Llandybie which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The out of town shopping area of Cross Hands is within 2 miles. The county administrative town of Carmarthen is approximately 16 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS

From Llandeilo the property is located by taking the A483 to Ffairfach. At the mini roundabout take the third exit onto the A476 and proceed on this for almost 7 miles to Gorslas. Take the left hand turning into Gate Road, proceed for just over 1/2 mile when the property will be found on the left hand side.

VIEWING

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

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These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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 IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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.

HOMEBUYERS SURVEY


If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

WEBSITE ADDRESS

Penygroes, Nr Cross Hands, SA14 7RN

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com or www.onthemarket.com

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	