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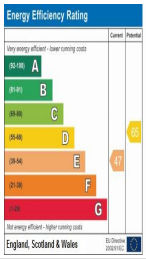
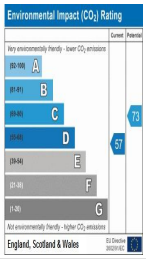
Excellence Is Our Minimum Standard

Bryn Celyn, Heol Ddu
Ammanford SA18 2UG

We are delighted to present to market an Equestrian 4/5 bedroom property with around 5.5 Acres of pastureland with an option to rent an additional 4 acres adjacent. The house itself is spacious with a superb large (over 10 metres long) kitchen / sitting room, study / bedroom 5, shower room, utility, sun / dining room, lounge, on the first floor there are 4 bedrooms (master ensuite) and a family bathroom. Outside there are large parking areas with gardens, a large garage / workshop (with solar panels) 5 stables, barn, tack and feed room. The land is split into two parcels, one winter paddock behind the house providing direct access to the stable yard with a further 2 paddocks across the lane all situated just a few minutes from the centre of Ammanford town.

- **Equestrian Property With Around 5.5 Acres**
- **Option To Rent Further 4 Acres (2 Paddocks)**
- **Spacious 4/5 Bedroom House**
- **Feature Kitchen / Sitting Room**
- **5 Stables, Barn, Feed and Tack Room**
- **Land Divided Into 3 Paddocks**
- **Easy Access To Ammanford Town**
- **Energy Rating: E**





£445,000

1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

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Accommodation

UPVC double-glazed door into:

Hallway

Spacious hallway with staircase to first floor, under-stairs storage cupboard, radiator, doors into study, kitchen/diner and lounge.

Lounge *13' 5'' x 24' 7'' (4.10m x 7.50m)*

With two UPVC double-glazed windows, one to and one to side, LPG coal-effect fire set in feature surround, radiator.

Lounge - Another View

Study / Bedroom 5 *11' 7'' x 13' 5'' (3.52m x 4.09m)*

UPVC double-glazed window to the front, radiator.

Kitchen / Diner *14' 6'' x 36' 9'' (4.42m x 11.21m)*

A superb large room with patio doors leading out to the rear patio area, LPG coal-effect fire set in feature surround, feature radiator, modern range of wall and base units with centre island, "Stanley" cooking range, LPG hob with feature extractor over, stainless steel sink/drainer unit, microwave and and oven, 2 refrigerated drawers, marble work surfaces, French doors through to insulated sun room/dining room.

Kitchen / Diner - Another View

Kitchen / Diner - Another View

Sun Room / Dining Room *13' 9'' x 14' 7'' (4.19m x 4.45m)*

With UPVC French doors out to patio area, insulated roof, double-glazed panels on 3 sides, feature radiator.

Utility *5' 11'' x 11' 3'' (1.80m x 3.44m)*

With UPVC double-glazed window to rear, space and plumbing for washing machine, tumble dryer and dishwasher, a range of wall and base units, space for fridge/freezer.

Shower Room

With obscured double-glazed window to side, corner shower cubicle, low level flush WC, wash hand basin, towel radiator.

First Floor

Accessed via staircase in hallway and giving access to:

Master Bedroom (En-Suite) *12' 2'' x 14' 5'' (3.72m x 4.40m)*

With UPVC double-glazed window to rear, radiator, two built-in wardrobes.

Master Bedroom - Another View

En-suite Shower Room

With shower cubicle, low level flush WC, wash hand basin, towel radiator.

Family Bathroom

A modern luxurious suite with feature bath tub, low level flush WC, wash hand basin, towel radiator, window to side.

Bedroom 2 *15' 2'' x 12' 2'' (4.62m x 3.70m) into recess*

With UPVC double-glazed window to front, 4 built-in wardrobes, radiator.

Bedroom 2 - Another View

Bedroom 3 *11' 6'' x 14' 1'' (3.51m x 4.29m)*

With UPVC double-glazed window to side, 4 built-in wardrobes, radiator.

Bedroom 4 *8' 10'' x 12' 2'' (2.70m x 3.71m) into recess*

With Velux roof window to rear, radiator, 2 wardrobes.

Externally

The property benefits from around 5.5 acres or thereabouts. 1.5 acres around the property and 4 acres across the lane. There is a further 4 acres to rent if required adjacent to paddocks 1 and 2. There are 5 stables, a barn, tack room, feed room and a double garage/workshop with solar panels.

Garage / Workshop

Stable Block 1

Stable Block 2

Rear View of Property

Another View of Property

Old Ruin in Paddock

View of Paddock 1

Another View of Paddock 1

Paddock 2

Plan Showing House and Home Paddock

Paddocks 1 and 2

Land Available for Short Term Rent

Terms to be agreed with the vendor at any viewing.

Directions

From Carmarthen, go along A48 to Pont Abraham round about and take the first exit onto the A483 towards Ammanford. Stay on the A483 for 5 miles, going through Ty Croes and Penybanc and into Ammanford. At the roundabout go straight ahead continuing on A483 and at the traffic lights in the square bare right leaving the A483. Continue through the high street, pass the fire station on the right and take the left turn onto Wern Ddu Road signposted towards 'Trapp' (if you reach the T junction at the end of the road you have gone too far). Stay on Wern Ddu Road for just under 1 mile going up hill and then take the right turn on to Heol Ddu (signposted towards Glanaman). Continue along on Heol Ddu road for half a mile, leave the 30mph zone, pass a junction on the left and Bryn Celyn is the third property on the left.

General Information

Viewings: Strictly by appointment via the agents Houses For Sale in Wales

Services: Mains electricity, mains water & mains drainage, LPG central heating.

Council Tax: Band tbc, Carmarthenshire County Council

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

Offers Procedure

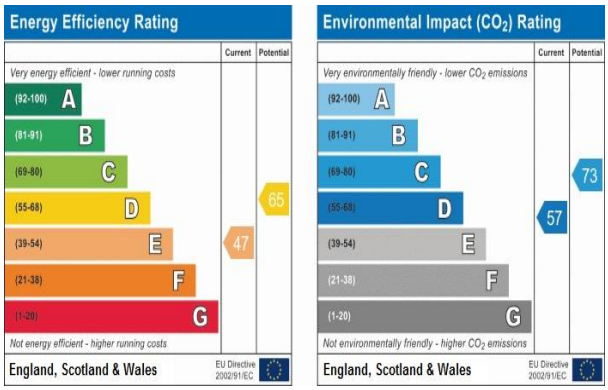
Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.

Owner's Confirmation

I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated.



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