



## The Smallholding Centre

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SA43 1HJ

## 3 Bed Equestrian Property

Offers in Region of

# £395,000



## Clynblewog , Trelech, Carmarthen, SA33 6DW

This very nicely presented 3 bedroom detached bungalow comes with approx. 3.5 acres of pastureland together with two stables, superb views over the nearby countryside and located down a very well maintained track, approx 800m off the roadway. This EQUESTRIAN property, situated amongst a handful of other properties, boasts a good size lounge, kitchen / breakfast room, dining room, office / study, a shower room, bathroom and 3 double bedrooms. The land is made up of 3 flat / gently sloping paddocks. An ideal smallholding / equestrian property!

## Key Features

3.5 Acre Equestrian Property

3 Flat / Gently Sloping Paddocks

Two Stables & Tack Room

Superb Views

Approx. 800m Off A Highway

Well Presented Detached Bungalow

Just 15 Minutes To Town

Energy Rating: D

## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door into:

**Hallway** - With radiator, built-in cupboard unit, doors off to kitchen, shower room and:

**Lounge** - 11' 0" x 19' 8" (3.36m x 6m) With 3 UPVC double-glazed windows to the front and side, large French doors out to rear, 2 radiators, through to office / study.

**Office / Study** - 7' 2" x 8' 7" (2.19m x 2.63m) With UPVC double-glazed window to the rear, radiator.

**Shower Room** - With shower cubicle, low level flush WC, wash hand basin, towel radiator, tiled flooring, concealed spot-lighting.

**Kitchen / Breakfast Room** - 11' 11" x 10' 2" (3.64m x 3.1m) With a good range of wall and base units with 1.5 bowl sink/drain unit, space and plumbing for washing machine and tumble dryer, electric oven and hob with extractor over, tiled splash back, UPVC double-glazed window to front, radiator, door out to:

**Dining Room** - 7' 4" x 16' 4" (2.24m x 5m) With door to outside, UPVC double-glazed window to side, radiator, access to loft space, door into:

**Bathroom** - With panelled bath, pedestal wash hand basin, low level flush WC, chrome towel radiator, fully tiled floor and walls.

**Bedroom 1** - 11' 6" x 11' 0" (3.53m x 3.37m) With UPVC double-glazed window to side, radiator.

**Bedroom 2** - 10' 8" x 10' 10" (3.26m x 3.32m) With UPVC double-glazed window to rear, radiator.

**Master Bedroom** - 11' 10" x 11' 11" (3.63m x 3.65m) With UPVC double-glazed windows to the front and side, radiator.

## Exterior

**Externally** - The property is accessed via a very well maintained shared track. The bungalow is located with just 4 other neighbours in the vicinity therefore this property is ideal for those who want to live rurally but not be isolated. There are well maintained lawned gardens to the front and side of the property, together with 2 stables and a tack room. There is also ample parking space for several vehicles on a hardstanding area to the side of the bungalow.

**The Stables** - There is a range of 2 stables, each 12' x 12' and a tack room, power and lighting connected.

**The Land** - In all, there is around 3.5 acres of land with this property which is split into 3 main enclosures. The smallest paddock is located directly opposite the bungalow which is ideal for those who want to keep an eye on their horses from the property. The other two larger paddocks are accessed via a gated entrance adjacent to the bungalow and a grass passageway leads to the larger paddocks which are fairly level.

**Manager's Note** - We have been made aware that there is a covenant on this property stating: "not to use the property or allow it to be used for any purpose other than a private residence"



Shared Entrance To Property



Clynblewog Farm Entrance



Lounge



Lounge-Other View

There is also a covenant on the small paddock to the front stating "not to be used for any other purpose other than the grazing of horses".

**General Information** - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

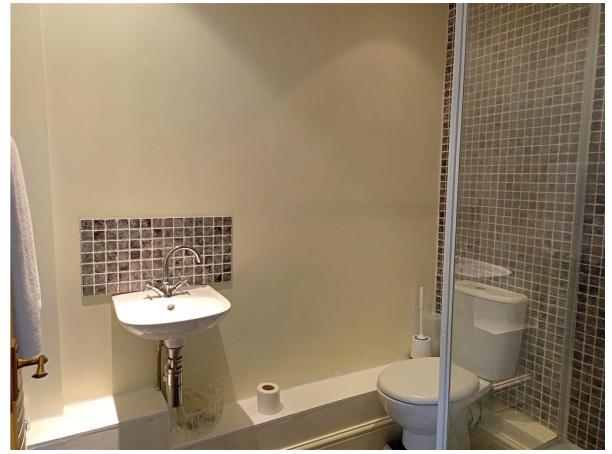
Tenure: Freehold

Services: Mains electricity, private water (spring), private drainage (septic tank), oil-fired central heating. There is an annual contribution to track maintenance and private water supply. We are advised by the vendor that there is fibre broadband to the house (subject to providers contract).

Council Tax: Band E, Carmarthenshire County Council

**Directions** - From the M4 motorway, to along the A48 to Carmarthen. At the first roundabout take the 2nd exit, at the second roundabout take the first exit on the A40. Stay on the A40 for 3 miles, pass the petrol garage on the right and then take the next right over the carriageway signposted towards Meidrim B4298. After a couple of hundred yards take the next right towards Meidrim. Follow this road for 4 miles, go to the village of Meidrim. Go over the narrow river bridge in the village and then take the next right fork signposted towards Trelech / Newcastle Emlyn B4299. Follow this road for 6.5 miles until you reach the village of Trelech. In the village, when the road bares around sharply right with a bus stop in front of you, turn left on a minor road. Leave the village and take the first right, go through the village of Dinas, back up the hill, along a straight bit of road and the entrance to this property is on the left at the end of the straight, denoted by our for sale board. Follow the track for several hundred yards to a farm and beyond to a forecourt area where No. 3 Clynblewog is located on the right-hand side.

What3Words: ///simulator.songs.disgraced



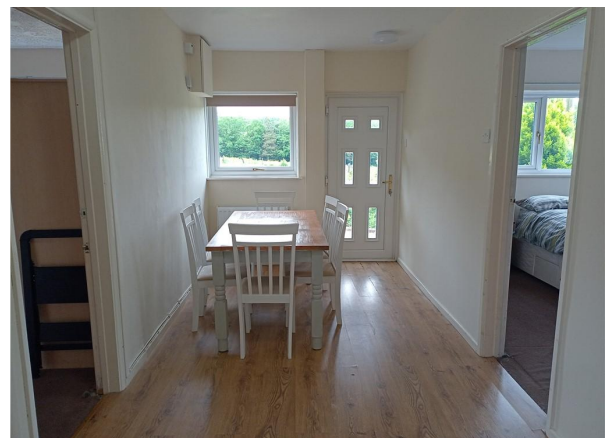
Shower Room



Kitchen-Other View



Kitchen



Dining Room



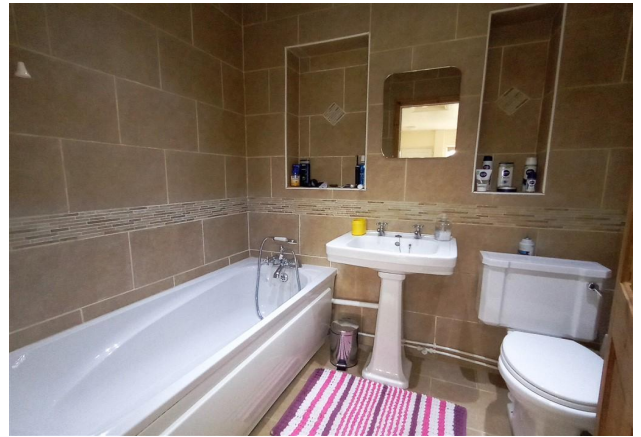
Other View



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3



Another View



Land And Views



Entrance To Land



Access To Large Paddocks



Front View & Parking



Stabling



Larger Paddock



View From Small Paddock

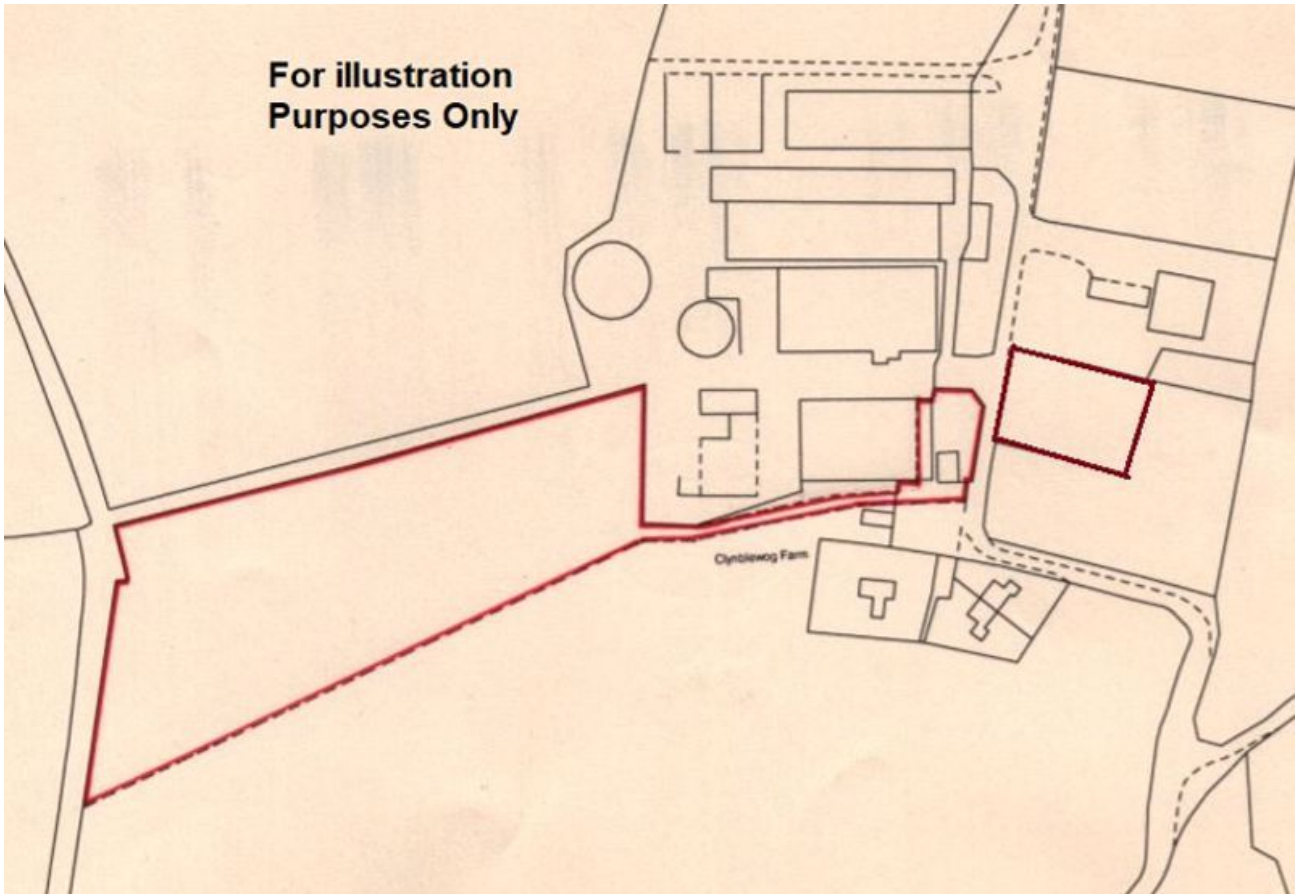


View Of Small Paddock



Over 800m Off The Road

## Floorplans



## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		