



## The Smallholding Centre

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## 3 Bed Detached Bungalow With Land

# £595,000



## Little Acres, Unmarked Road , Mynyddcerrig, Nr Porthyrhyd, SA15 5BD

Little Acres is an 11 Acre Smallholding situated in the semi rural village of Mynyddcerrig which facilitates easy access back out onto the A40 and onto the main M4 motorway. The land is split into 7 main enclosures of rough pasture all interconnected together with a small amount of woodland on the fringes.

Adjacent to the 3 bedroom bungalow there is a large double skinned stable block with five double stables, a tack room, a feed room, a general purpose / foaling box, 3 of the stables have stable mats.

This unit, subject to any consents required and being double skinned, could provide secondary accommodation by converting say half of it into an annex whilst still keeping some stabling.

In the bungalow there is a hallway, large kitchen / breakfast room, lounge, 3 bedrooms, 2 bathrooms and a utility. Outside there are well maintained front lawned gardens and a double garage with kennels for 6 dogs.

Perfect for equestrian use with the large stable block and giving direct access out onto the paddocks whilst still benefiting from two access points onto the land from the highway.

## Key Features

Smallholding With Around 11 Acres

Double Skinned Stable Block

5 Double Stables/Feed Room/Tack Room

Direct Access Onto All Paddocks

Land Split Into 7 Main Enclosures

Two Entrances To Land From Highway

3 Bed Detached Bungalow & Garage

Energy Rating: B



## Ground Floor

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

**Hallway** - With 2 radiators, 2 built-in airing cupboards, doors off to most rooms including:

**Bathroom** - With frosted UPVC double-glazed window to side, pedestal wash hand basin, low level flush WC, panelled bath, shower cubicle, part-tiled walls, radiator.

**Kitchen / Diner** - **14' 0" x 19' 1" (4.29m x 5.84m)** With 2 UPVC double-glazed windows to side, tiled splash back, electric cooker with extractor over, double stainless steel sink/drain unit, space and plumbing for washing machine, radiator, fridge, door out to:

**Utility** - **9' 10" x 7' 10" (3.02m x 2.4m)** With UPVC double-glazed window to side, UPVC stable-style doors out to gardens and stabling, part-tiled walls, radiator, door to:

**Shower Room** - With UPVC double-glazed window to side, shower cubicle, low level flush WC, wash hand basin, radiator, part-tiled walls, electric wall-mounted heater.

**Lounge** - **13' 10" x 19' 3" (4.24m x 5.88m)** With 2 UPVC double-glazed windows to side and rear, 2 radiators.

**Bedroom 1** - **12' 9" x 10' 5" (3.9m x 3.2m)** With UPVC double-glazed window to side, radiator (currently used as a dining room).

**Bedroom 2** - **10' 5" x 10' 9" (3.18m x 3.3m)** With UPVC double-glazed window overlooking the front gardens, door into wardrobe, radiator.

**Bedroom 3** - **10' 8" x 13' 11" (3.27m x 4.25m)** With UPVC double-glazed window, again overlooking the front gardens, radiator.

## Exterior

**The Land** - Mainly laid to rough pasture the land has not been grazed for sometime and would benefit from reseeding. The land is in one block split into 7 main enclosures all interconnected and having access directly from the stable block or via two access points from the highway. There is a natural brook which flows through the land (see land plan attached)

**The Stable Block** - Double-skinned concrete block construction with interlocking tiled roof, electric connected, with 5 double stables, feed room, tack room, general purpose/foaling box, mats in 3 of the stables.

**Detached Garage** - With up and over door, power and lighting fitted.

**Kennels** - With six individual cubicles and gated front access.

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

Please Note ; There is a footpath (an old access route to Gors Farm) that runs down the driveway past the bungalow, down over the small river and towards Gors Farm.

Tenure: Freehold



Another View



Another View



Close Up Front View



Kitchen / Breakfast Room

Services: Mains electricity, mains water, mains drainage, air-source heat pump (supported by PV panels) for central heating.

Council Tax: Band E, Carmarthenshire County Council  
(Charge for 2025/25: £2618.56)

**Directions** - From Carmarthen, take the A48 towards Cross Hands. Take the turning for Porthyrhyd. Proceed into Porthyrhyd and at the T junction in the village turn left, continue on this road for 1.5 miles and you will see The Mansel Arms pub on your left. Turn right here. Continue for 1 mile to another T junction. Turn right here and Little Acres is the 7th property along on the left-hand side.

Google Co-ordinates: 51.802456984306, -4.158758318629852

What3Words: ///business.able.cuddling



Other View



Lounge - View 1



Lounge - View 2



Hallway





Bedroom 1 (Used As A Dining Room)



Bedroom 2



View From Bedroom 2



Bedroom 3



Bathroom



Bungalow And Front Lawns



Front Lawned Gardens



Detached Double Garage





View To Front Of Property



Large Double Skinned Stable Block



Six Dog Kennels



The Land - Just Under 11 Acres



The Land - Just Under 11 Acres



The Land - Just Under 11 Acres



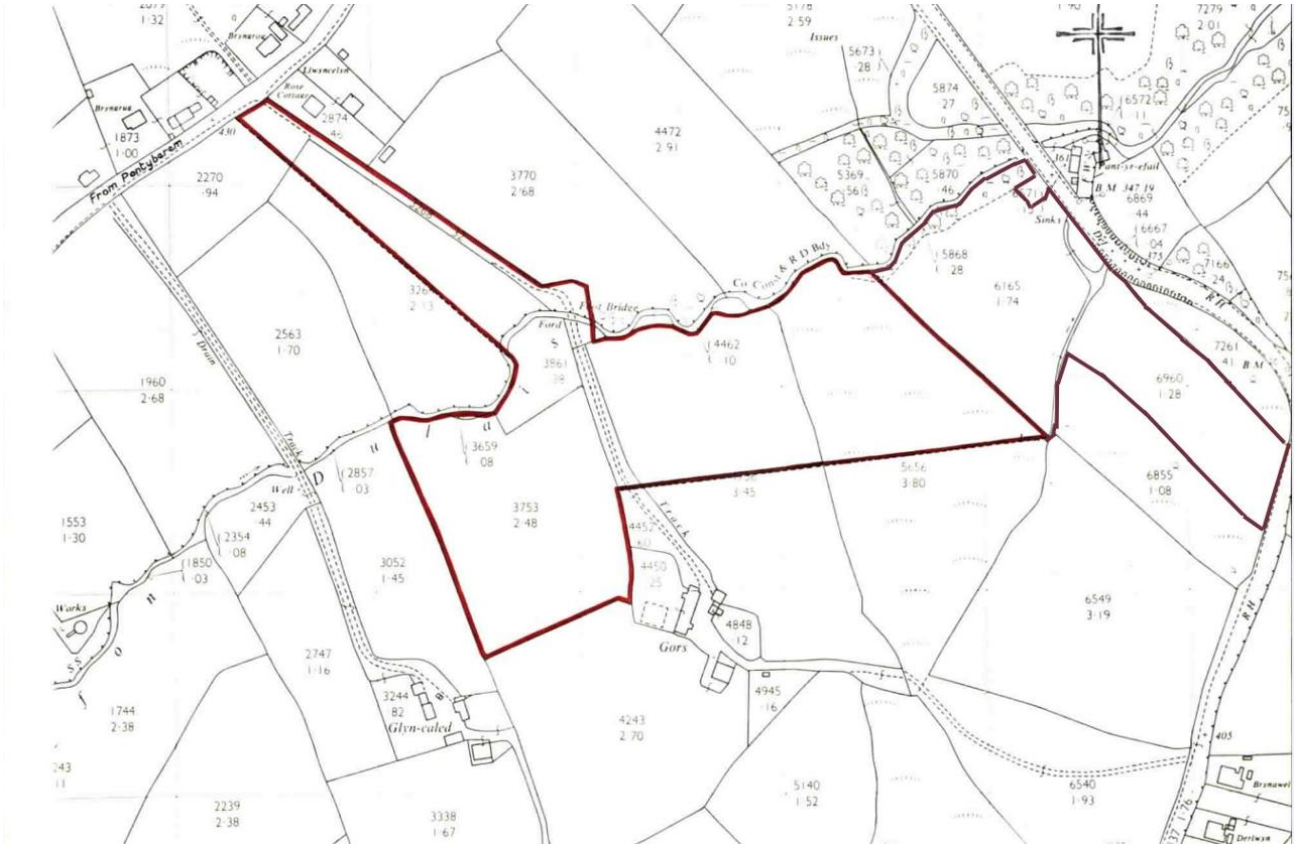
The Land - Just Under 11 Acres



The Land - Just Under 11 Acres



## Floorplans



## Energy Efficiency

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>97 A</b>
81-91	<b>B</b>	<b>90 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		