



The Smallholding Centre

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SA38 9AS

3 Bed Detached House With Land

Offers in Region of

£480,000



Cwmgarw Road , Upper Brynamman, Ammanford, SA18 1DG

We present to market a 4 acre equestrian property with a very nice stable block and manege together with superb views over the Black Mountains to both the front and rear. There is a comfortable 3 bed detached house with plenty of parking to the front with driveway access to the stable yard area and onto the land itself. In the house there is a kitchen, dining room, lounge, utility, cloakroom, on the first floor there are 3 double bedrooms (the master having a shower) and a bathroom. The land is split into three enclosures with the larger enclosure being fairly flat whilst the bottom enclosures are gently sloping, there is also a yard area adjacent to the stable block. Ideally suited for horse / pony owners wanting to enjoy the outside space and the views that this property has to offer. This property also enjoys easy access to the Amman Valley Cycleway which provides various routes of traffic-free cycling with amazing mountain views. NO ONWARD CHAIN

Key Features

Equestrian Holding With Circa 4
Acres

Superb Views Over The Black
Mountains

Excellent Stable Block & Garage

Character 3 Bed Detached House

Manege And Freestanding Solar
PV

Land Split Into 3 Paddocks

Easy Access to Amman Valley
Cycleway

Energy Rating: D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Lounge - 21' 1" x 13' 5" (6.43m x 4.09m) With two UPVC double-glazed windows to the front, beamed ceiling, 2 radiators, staircase to first floor, through to:

Dining Room - 9' 3" x 14' 11" (2.84m x 4.57m) With UPVC double-glazed window to rear, oak flooring, radiator, door to kitchen and door into:

Utility Room - 8' 9" x 7' 1" (2.67m x 2.18m) With obscured double-glazed window to side, wall and base units with work surfaces over, stainless steel sink unit, space ad plumbing for washing machine & tumble dryer, tiled flooring and part-tiled walls, radiator, door into:

Cloakroom - With obscured UPVC double-glazed window to side, low level flush WC, tiled flooring and part-tiled walls.

Kitchen - 15' 3" x 8' 7" (4.67m x 2.64m) With UPVC double-glazed window to side, UPVC part-glazed door out to side, a range of wood wall and base units with work surfaces around, free-standing "Rangemaster" cooking range with extractor fan above, breakfast bar area, sink/drain unit, tiled flooring, part-tiled walls.

First Floor

First Floor - Accessed via staircase in lounge and giving access to:

Landing Area - With doors off to:

Master Bedroom - 15' 4" x 13' 5" (4.7m x 4.09m) With UPVC double-glazed window to rear providing views over the mountain, walk-in wardrobe (2.44m x 1.22m), shower cubicle, radiator.

Bedroom 2 - 11' 3" x 13' 5" (3.45m x 4.09m) into alcove.

With UPVC double-glazed window to the front of the proeprty with mountain views, beamed ceiling, built-in airing cupboard, radiator.

Bedroom 3 - 10' 0" x 9' 10" (3.07m x 3.02m) With UPVC double-glazed window to front, again with mountain views, access to loft space, radiator.

Bathroom - With UPVC double-glazed window to side, panelled bath, wash hand basin, low level flush WC, tiled walls, extractor fan, radiator.

Exterior

Externally - The property is approached from the road via a double-gated entrance onto a gravelled driveway which runs to the side of the property. The front garden has a mix of mature trees and shrubs with an area of fruit trees to the side. The driveway runs to the back where you will find a decked seating area, pond and greenhouse and gives access to the garage and the stables and onto the land.

Outbuildings - Stabling - a block of 3 stables together with tack room and hay store:

Stable 1 3.63m x 3.75 (11'11" x 12' 4")



Front Main View



Kitchen - View 1



Kitchen - View 2



Lounge - View 1

Stable 2 4.72m x 3.47 (15'6" x 11' 5")
Stable 3 3.63m x 3.48m (11' 11" x 11' 5")
Hay Store 3.76m x 3.72m (12' 4" x 12' 2")
Tack Room 3.53m x 3.48m (11' 7" x 11' 5") with electric.

Garage - 20' 9" x 22' 6" (6.35m x 6.86m) With roller door vehicular access to the front, pedestrian door to side, UPVC double-glazed window to the front, WC, power and lighting connected.

The Land - The land is split into three main enclosures (see land plan attached to these details) with the larger enclosure being fairly flat whilst the bottom enclosures are gently sloping, there is also a yard area adjacent to the stable block. There is also a menage and a bank of solar panels.

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, oil-fired central heating, solar panels.

Council Tax: Band D, Carmarthenshire County Council.

Directions - From Ammanford, take the A474 to Glanamman and continue on through Garnant and onto Gwaun Cae Gurwen. Turn left here onto A4069 to Brynamman. Stay on this road and when you reach a mini round-about take the 2nd exit (right) onto Cwmgarw Road (A4068). Stay on this road for 1km and No. 169 is on the right-hand side set well back from the road with a bus shelter nearby.

Google Co-ordinates: 51.81211664442583, -3.8513179012219996

What3Words: /////quality.gadgets.cushy



View From Lounge



Lounge - View 2



Bedroom



View From Front Bedrooms



Bedroom



Master Bedroom



As Seen Through Master Bedroom Window



View From Master Bedroom



Bathroom



Rear View Of House



Stable Block And Yard Area



The Land



View To Front Towards Mountains



Menage, House And Stables



The Land - View 2



The Land - View 3



Menage And Views



View From Rear Gardens

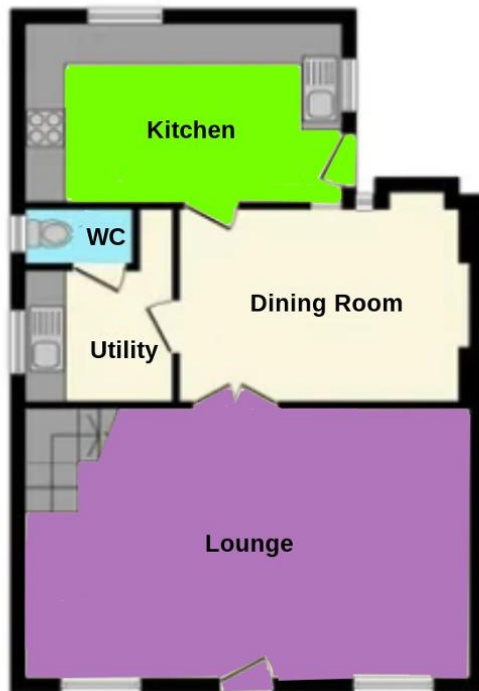


Side Orchard



Freestanding Solar PV Array

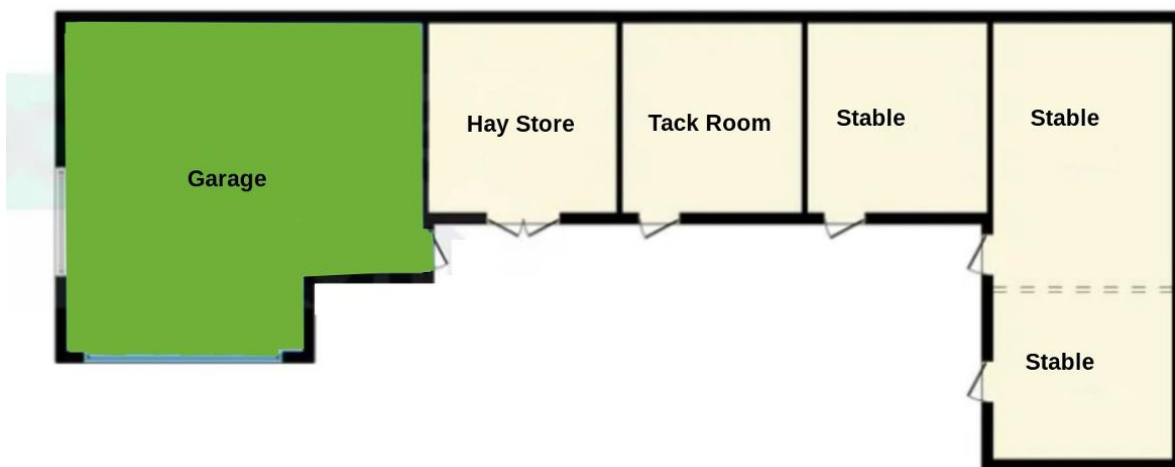
Floorplans



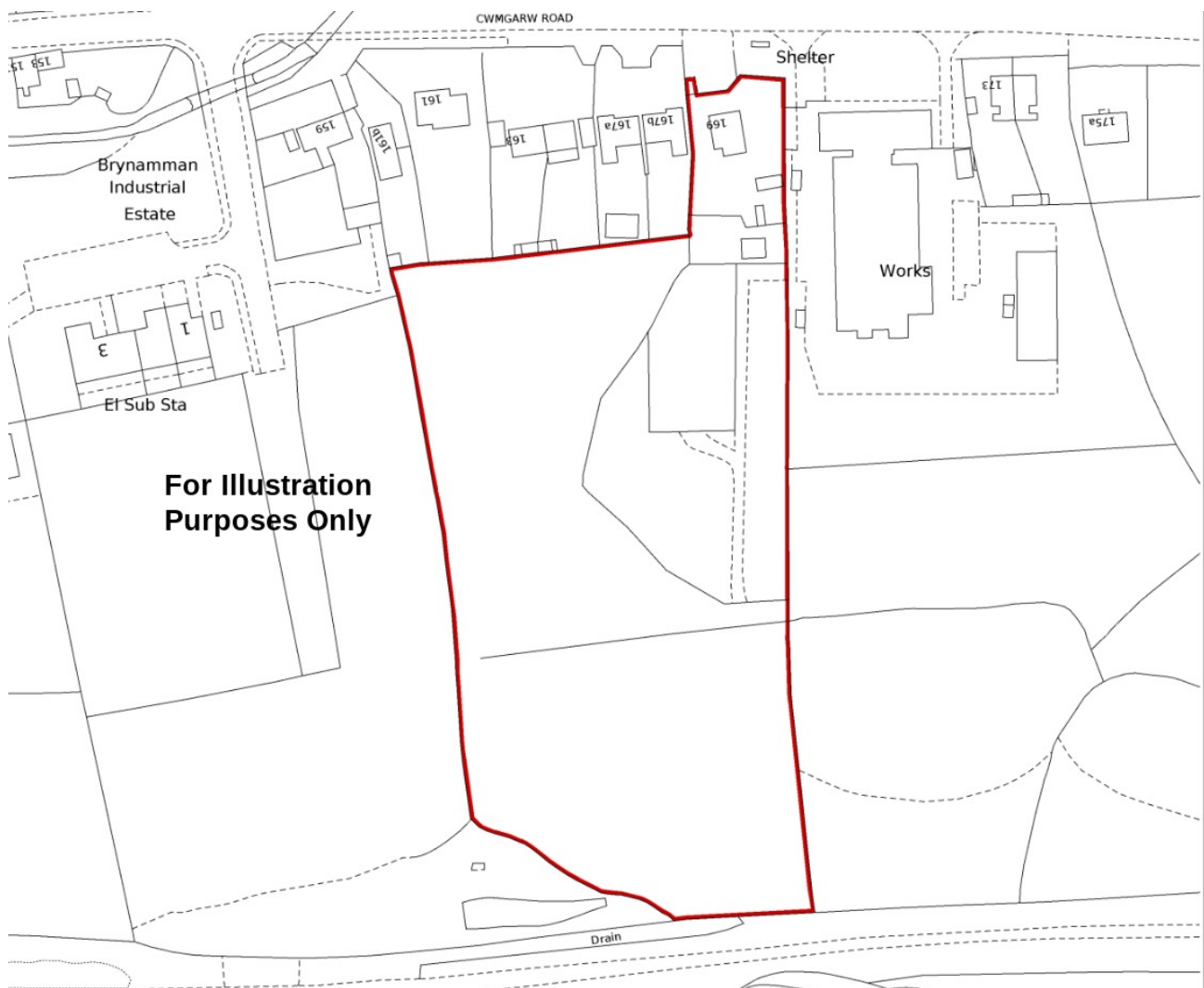
Ground Floor



First Floor



Outbuilding



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		