

# EVANS BROS.

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**Swn Y Bedol, Cwmdud, Carmarthen, SA33 6AT**

**Offers In The Region Of £525,000**

Most desirable approx 5.3 acre equestrian biased smallholding set a good distance back from a council road with a high residential appeal via flexible & well presented 3/4 bed roomed dormer bungalow (built 2008 of traditional construction) with the benefit of oil fired central heating & uPVC double glazing. The holding also benefits from a south facing rear garden & a purpose built stable block & tack rooms in good condition just a short distance from the 5 acres or so of good quality pasture, in 2 convenient blocks to the front of the property.

## Location

The property is attractively situated in rural surroundings at the culmination of an initially shared, then private track. The property shares this desirable location with an adjacent smallholding/farm. The nearest primary school and village shop is at Cynwyl Elfed (an easy 5 minute drive away) while the county town of Carmarthen is approx 9 miles away along the A484 and offers a great range of amenities inc a regional hospital, 2 secondary schools, leisure centre, mainline train station etc. Newcastle Emlyn is approx 7 miles away and Llandysul is 6 miles to the north.

## Description



A conveniently set up & 'ready to go' approx 5.3 acre smallholding with no further work required. The property enjoys a fine rural location & comprises of a 3/4 bedrooomed detached bungalow of traditional construction, built in 2008 which provides spacious & flexible living accommodation with 2 reception rooms or a downstairs bedroom if desired, uPVC double glazing throughout & oil centrally heated. The property affords more particularly the following -

### Recessed / Canopied Entrance Porch

with PVCu opaque double glazed entrance door & side screen to

## Entrance Hallway



with radiator, stairs to first floor, tiled flooring & door to -

## Lounge / Dining Room

28'6" x 12'10" (8.69m x 3.91m)



A spacious & inviting room with triple aspect uPVC double glazing allowing plenty of natural light into the property with views over part of the land to the front of the property. The rooms also benefits from a feature Victorian fireplace with oak surround & slate hearth incorporating a feature multi-fuel burner. Double glazed French doors to the rear overlooking rear garden.



**Airing Cupboard**  
with shelving

**Bedroom 1 / Sitting Room**  
11'0" x 10'1" (3.35m x 3.07m)



**Shower Room**  
10'1" x 5'9" (3.07m x 1.75m)



A flexible room currently utilised as a second living room but equally suitable as a home office or further bedroom on the ground floor is desired, rear window overlooking the garden.

**Kitchen / Diner**  
16'1" x 11'7" (4.90m x 3.53m)



Downstairs suite with quadrant shower cubicle, wash hand basin & WC, wall light with shaver point, part tiled walls, tiled flooring & extractor fan

**Inner Hallway**



Fully fitted Howdens kitchen with dual aspect windows providing a lovely open countryside outlook. The kitchen is well fitted with a great AGA series 'X' electric cooking range with oven extractor, a good range of oak base & wall units with under pelmet lighting, ceramic tiled floor, 1 1/2 bowl sink, canopied extractor hood & integrated dishwasher.

with smoke detector, tiled flooring, side entrance door

### Utility Room

9'8" x 5'9" (2.95m x 1.75m)



with base units incorporating sink unit, fitted shelving, part tiled walls, plumbing for automatic washing machine, 'Warmflow combi 70/90' oil fired central heating boiler.

### FIRST FLOOR

#### Landing



with radiator, 'Velux' window & access to boarded & insulated loft, smoke alarm

### Principle Bedroom

13'2" x 11'3" (4.01m x 3.43m)



with far reaching countryside views

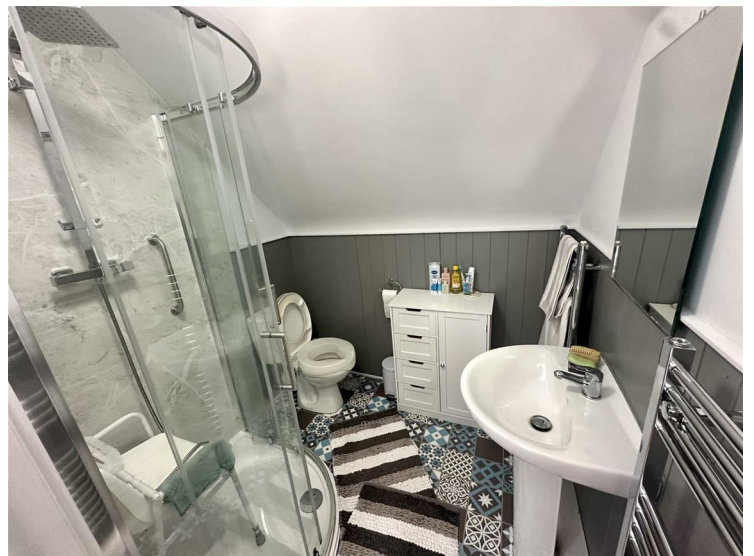
#### Walk-in Wardrobe

9'8" x 4'5" (2.95m x 1.35m)

with radiator

#### En-Suite

6'4" x 5'10" (1.93m x 1.78m)



with 'Roca' suite in white comprising WC & pedestal wash hand basin, quadrant shower enclosure with shower, part tongue & groove boarding, heated towel rail & extractor fan.

### Double Bedroom 2

13'4" x 9'7" (4.06m x 2.92m)



with radiator, window with pleasant outlook

### Double Bedroom 3

13'4" x 9'7" (4.06m x 2.92m)



with radiator, window with pleasant outlook

### Shower Room

11'3" x 5'9" (3.43m x 1.75m)



Attractive suite with part slate effect waterproof panelled walls, 'Velux' window, heated towel rail, pedestal wash hand basin & WC, wide walk in shower enclosure, extractor fan



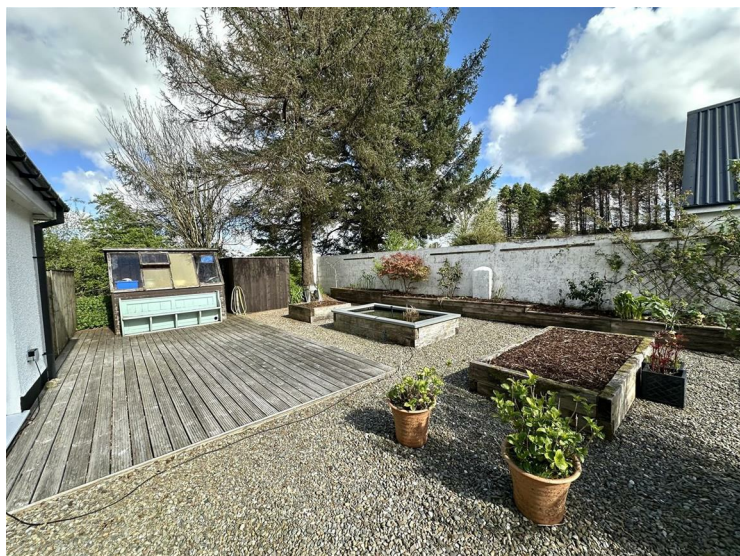
### Externally



The property is approached via an initially shared hardcored entrance drive which the property has a right of way over, leading to a tarmacdamed entrance drive which is gated & fenced providing ample parking & turning space. To the rear of the property is an attractive garden area being south facing

with raised vegetable & flower beds, ideal for growing your own produce, appealing to gardeners or those interested in becoming more self sufficient. There is a further stone pathway for access from the side of the property & there are sufficient water taps to the exterior adding to the convenience of this holding.

### Rear Garden



### Potting Shed

### Stables



To the side of the property, of traditional concrete block construction with electricity connected throughout

### External Utility Room

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

with insulated roof, pedestal wash hand basin, electric water heater

### Covered Open Fronted Area

20'8" x 15'3" (6.30m x 4.65m)



with insulated roof, concreted floor & water tap

### Stable Block 1

17'3" x 12' (5.26m x 3.66m)

with floor matting, insulated roof, water bowl & hay manger

### Stable Block 2

15'4" x 12' (4.67m x 3.66m)

with floor matting, insulated roof & water bowl

### Stable Block 3

17'2" x 13'6" (5.23m x 4.11m)

with floor matting, insulated roof, floor matting, water bowl, hay manger

### Tack Room

14'9" x 12'4" (4.50m x 3.76m)

with insulated ceiling

### The Land



Extending to approx 5 acres of level land in 2 enclosures, with the first enclosure being approx 3/4 of an acre & the remaining 4 1/2 acres or via the adjacent field. The land is in good heart & is served by a mains water supply, it is also conveniently situated directly in front of the property providing ease of access from the stables making it an ideal equestrian setup.

### **Services**

We understand that the property is connected to mains water & electricity, private drainage. Oil fired central heating.

### **Council Tax Band 'E'**

We understand that the property is in council tax band 'E' with the amount payable for the 24/25 year being £2,412.95.

### **Directions**

What3Words: adjust.propose.overdone

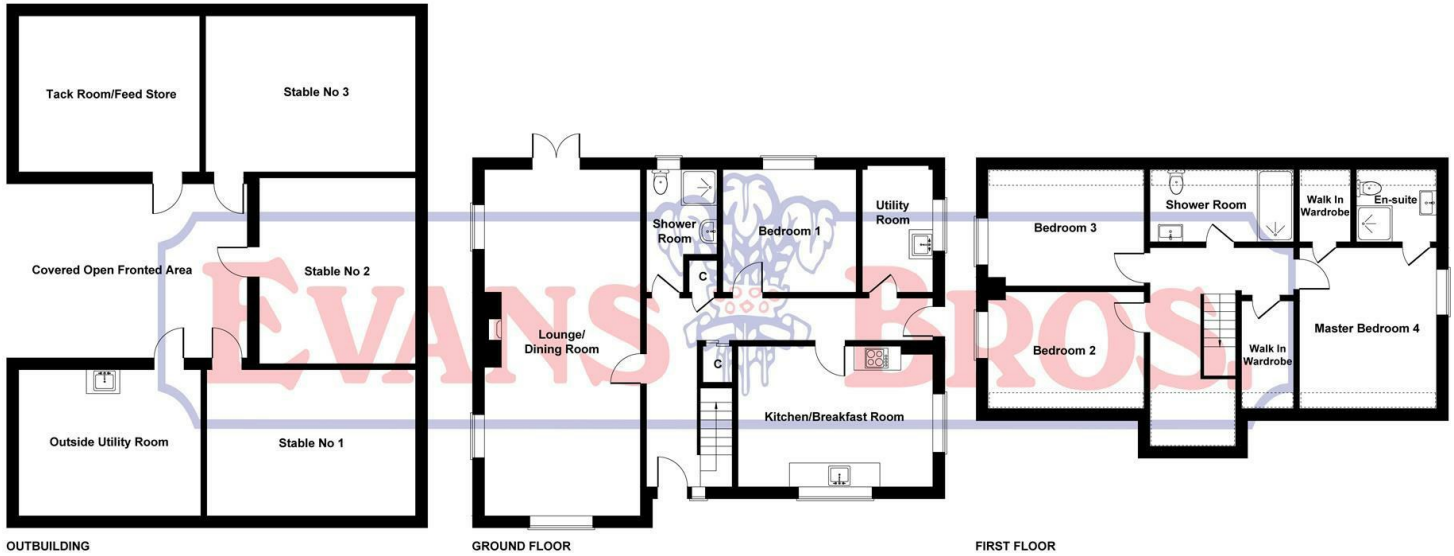
From Carmarthen take the A484 Newcastle Emlyn / Cardigan road north through the villages of Bronwydd, Cynwyl Elfed & Cwmdud. Continue out of the village of Cwmdud towards Newcastle Emlyn, at the top of the hill turn left for Drefach Felindre (signposted) Proceed for approximately 0.8 of a mile, the lane leading to the property can be found on your left hand side, signposted 'Swn y Bedol', proceed down the lane & bear left to the property.

Please note that the postcode will not take you directly to the property & we recommend following the what3words / written directions.

### **Additional Land**

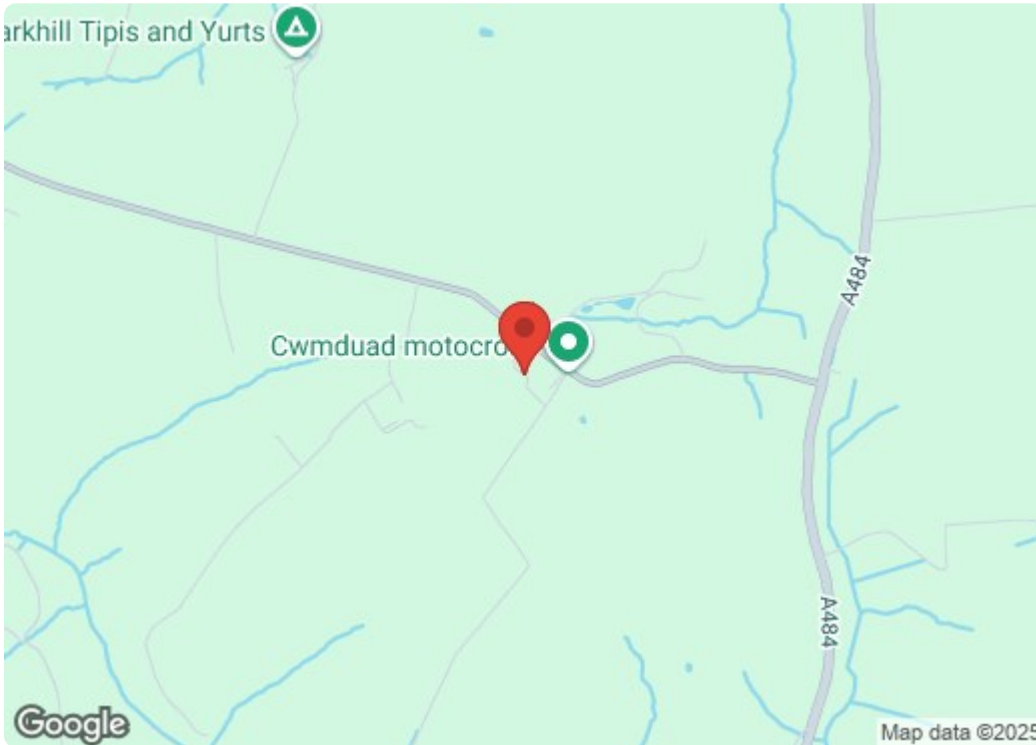
As of September 2025 there is a block of land extending to approx 34.5 acres being offered for sale close to this property by another local agent.

Swn Y Bedol, Cwmdud, Carmarthen



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>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>	
Not energy efficient - higher running costs	
<b>71</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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