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Berllanber Llanllwni, Llanllyfodd, SA40 9SQ

Asking Price £450,000

An appealing and well-equipped 3.1-acre equestrian-biased smallholding, attractively situated on the edge of the village and enjoying lovely views over the surrounding countryside. The property comprises a deceptively spacious and well-presented 3 bedroomed bungalow providing comfortable accommodation, complemented by three useful paddocks, a dedicated turnout area, stabling, workshop space, polytunnel and areas suitable for keeping poultry and other small animals. Particularly appealing to equestrian enthusiasts, the property is within easy reach of miles of superb open out-riding across Llanllwni Mountain and Brechfa Forest. A highly attractive and manageable lifestyle purchase, combining comfortable living, useful land and practical facilities in a convenient yet rural setting.

Location

The property is situated between the market town of Llanybydder & the charming rural village of Llanllwni. Set within the beautiful Carmarthenshire countryside, offering a peaceful lifestyle surrounded by rolling hills, scenic farmland and unspoilt natural landscapes. Positioned along the A485 and within easy reach of Llanybydder, Lampeter, Llandysul and Carmarthen, the village provides an ideal balance of countryside living with access to nearby towns and everyday amenities.

Outdoor enthusiasts are well catered for, with the Llanllwni Mountain & Brechfa Forest offering wonderful walking, cycling and riding opportunities, along with far-reaching countryside views and an abundance of wildlife. A highly desirable location for those seeking an authentic rural lifestyle in the heart of West Wales

Description



An appealing and well-equipped 3.1-acre equestrian-biased smallholding, attractively situated on the edge of the village and enjoying lovely views over the surrounding countryside. At the heart of the holding is a deceptively spacious and well-presented 3 bedroomed bungalow, providing oil centrally heated, comfortable and versatile accommodation ideally suited to modern-day living.

Externally, the property is particularly well suited to those with equestrian or smallholding interests, with the land divided into three useful paddocks together with a dedicated turnout area, stabling and useful workshop space. Further features include a polytunnel and designated areas suitable for keeping poultry and other small animals, offering excellent scope for those looking to embrace a more self-sufficient country lifestyle.

A highly appealing and manageable lifestyle smallholding combining comfortable accommodation, useful land and excellent equestrian facilities, all within a convenient edge-of-village setting with attractive countryside views.

Front Entrance Door to -

Living Room

16'1" x 11'3" (4.90m x 3.43m)



A lovely open space at the heart of the home with a woodburning stove with beam above & picture window overlooking the open countryside.

Kitchen

12'8" x 8'8" (3.86m x 2.64m)



A light & airy kitchen to the rear of the property being part tiled with a good range of base & wall units, space for cooker & extractor hood over, single drainer sink, breakfast bar & door to -

Side Entrance Lobby

with rear entrance stable door

Dining Room

12'8" x 11'7" (3.86m x 3.53m)



with side picture window & stairs to first floor

Bedroom 2

11'7" x 11' (3.53m x 3.35m)



Bedroom 3

11'7" x 9'8" (3.53m x 2.95m)



with alcove shelving

Wet Room

14'7" x 8'9" (4.45m x 2.67m)



A particularly useful downstairs wet room being part tiled with shower, WC, wash hand basin, heated towel rail & step up to further WC, pedestal wash hand basin & door to -

Utility Room

being part tiled with plumbing for automatic washing machine & space for tumble dryer

FIRST FLOOR

Principal Bedroom

28' x 17'4" (8.53m x 5.28m)



A particularly impressive and spacious principal bedroom, enjoying a light and airy feel with patio doors opening directly onto a private balcony, providing a delightful outlook over the property's land to the rear and the surrounding countryside.



En-Suite



An attractive, modern & spacious en-suite with walk in shower enclosure, WC, wash hand basin & heated towel rail

Externally



Balcony



Externally, the property benefits from an attractive front lawned garden with a tarmac driveway leading through to a gravelled parking area to the rear, with gated access continuing up to the land. The grounds provide an appealing blend of practical and recreational spaces, including patio areas, a log store, raised decking and an attractive variety of established plants and shrubs. There is ample scope for those seeking a more self-sufficient lifestyle, with a polytunnel, raised growing beds, open lawned areas and plenty of space suitable for keeping poultry and other small animals.

Stabling



Three similarly sized purpose-built stable blocks, each providing useful equestrian accommodation with the added benefit of electricity connected and convenient access to the adjoining turnout and grazing land.



Workshop

15'5" x 10'3" (4.70m x 3.12m)

of timber construction, providing a useful space for those with DIY interests or indeed as extra storage space.

The Land



The land is divided into three well-proportioned enclosures, comprising good, usable grazing land with convenient access

from one paddock to the next. The land is well fenced and complemented by a useful enclosed turnout area, making the holding particularly well suited to equestrian buyers, as well as those seeking land for livestock or general smallholding purposes. Enjoying an attractive open countryside setting, the land benefits from delightful rural views across the surrounding countryside and over the picturesque Teifi Valley.

Turnout Area



Polytunnel



Gardens



Services

We understand that the property is connected to mains water, electricity & private drainage. Oil fired C/H.

Council Tax Band 'D'

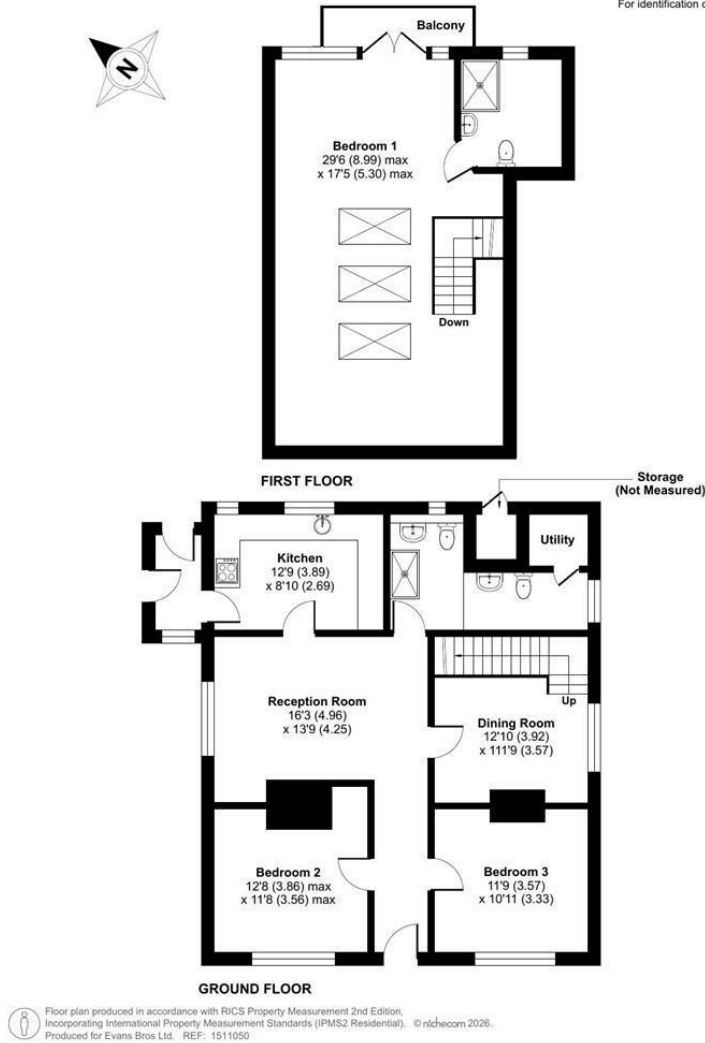
Directions

What3Words: hood.blushed.unionists

Berllanber, Llanllwni, Llanybydder, SA40

Approximate Area = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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