



Waun Clyn Cath Wernddu Road, Ammanford, Dyfed, SA18 2UR

£520,000

A delightful 5 acre smallholding set in elevated position commanding far reaching panoramic views towards the Betws mountain and comprising detached 5 bedroom period farmhouse and extensive range of buildings together with cattery. This deceptively spacious farmhouse is arranged in two sections with potential annex facilities and briefly comprises; Entrance Porch; Lounge with staircase to 1st floor; Fitted kitchen; Bathroom; Sitting Room; Inner Hall; Secondary porch; Breakfast Room; Secondary Kitchen / Breakfast room; Shower Room; 5 bedrooms. UPVC double glazing. Oil fired Central Heating. Lean to store room with potential for conversion. A superb range of general purpose buildings to include for live stock housing and implement sheds. Private Cattery with Annex accommodation including shower rooms and extensive versatile storage areas. Attractive grounds affording lawned areas with herbaceous borders and poultry enclosures. General purpose small livestock buildings presently used as goat housing. Stables opening on to pasture paddock.

Viewing of this delightful holding is highly recommended.

Book an appointment today.

FULL DETAILS WITH IMAGES TO FOLLOW SHORTLY.

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INNER LOBBY - annex

Stairs to first floor. Half glazed door to front porch.

ANNEX - KITCHEN/BREAKFAST ROOM 11'3" x 10'4" (3.43 x 3.15)

Single drainer stainless steel sink unit with chrome mixer tap set in granite effect work surface. Fitted range of wall and base cupboards. Ample work surface with tile surround. Plumbing for automatic washing machine. Radiator.

REAR HALL 7'0" x 3'5" (2.15 x 1.05)

Ceramic tiled floor. Radiator.

BATHROOM 6'10" x 4'10" (2.10 x 1.49)

Paneled bath with Triton shower above, tiled surround and glazed screen. Pedestal wash hand basin and low level W.C. Part tiled walls.

SITTING ROOM annex 14'3" x 9'10" (4.36 x 3.01)

Beach effect laminate floor. Radiator.

FIRST FLOOR LANDING 8'2" x 5'2" (2.51 x 1.58)

KITCHEN / BREAKFAST ROOM 26'4" x 5'11" (8.03 x 1.81)



Single drainer stainless steel sink unit with chrome mixer tap set in granite effect work surface. Fitted range of wall and base cupboards. Ample work surface with tile surround. Plumbing for automatic washing machine. Radiator x 2. Ceramic tiled floor.

DINING ROOM 14'4" x 10'6" (4.38 x 3.22)



Built in louver airing cupboard. Access to under stairs store cupboard. Oak effect laminate floor. Radiator.



32'11" x 21'7"

GENERAL PURPOSE BUILDING 26'0" x 15'9" (7.93 x 4.82)

This is a lean to to the house with potential for conversion to further living accommodation if required subject to local planning consent.

BOILER ROOM 12'2" x 7'2" (3.73 x 2.20)

Worcester oil fired boiler which serves the heating requirements.

STEEL FRAME GENERAL PURPOSE BUILDING

This has been converted a number of years ago and provides a kitchen/living room on the ground floor. together with a conservatory which is presently used as a private cattery by the current owners. On the first floor, there are 3 rooms together with 2 shower rooms.

An extensive range of small animal housing.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

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OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

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These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

WEBSITE ADDRESS

Llandeilo 01558 822468 View all our properties on: www.bjpc.com; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com or www.onthemarket.com

DIRECTIONS

From Llandeilo the property is located by taking the A483 to Ammanford. At the central traffic lights take the left hand turning on to the A474. Proceed on this road for a short distance then take the left hand turning signposted to Trap. Travel on this road for just over a mile and the entrance will be found on the left hand side.

VIEWINGS

Strictly by appointment with the agent.

BATHROOM 11'3" x 5'8" (3.45 x 1.75)

Paneled bath with shower mixer tap. Low level w.c. Low level w.c. Walk in shower cubicle with tiled surround. Hand basin in vanity. Radiator.

LOUNGE 18'1" x 16'4" (5.53 x 5.00)

Oak effect laminate floor. Low level stone display area with slate shelf and corner tv display area. Open staircase to 1st floor. Access to under stairs cupboard. Radiator x 2. Glazed door to front porch / utility room.

UTILITY ROOM 10'1" x 7'9" (3.09 x 2.37)

Ceramic tiled floor. Glazed panel door to front patio.

1ST FLOOR - LANDING 8'2" x 6'1" (2.51 x 1.86)

BEDROOM 11'6" x 8'9" (3.53 x 2.68)

Radiator.

BEDROOM 16'8" x 8'10" (5.09 x 2.7)

Access to eaves cupboard. Radiator.

BEDROOM 14'11" x 9'7" (4.57 x 2.93)

Oak effect laminate floor. Shelf cupboard area which provides access through to annex. Radiator.

BEDROOM / STUDY 6'0" x 6'3" (1.84 x 1.92)

BEDROOM 14'11" x 10'1" (4.57 x 3.09)

Oak effect laminate floor. Radiator

OUTSIDE

The property is approached by a lane from the county road that leads via a gated entrance into a spacious courtyard around which all the buildings are arranged. The buildings briefly comprise:

LIVESTOCK BUILDING 53'6" x 19'5" (16.31 x 5.93)

GARAGING & WORKSHOP 46'10" x 17'6" (14.28 x 5.34)

With inspection pit.

STABLE BLOCK 32'11" x 21'7" (10.05 x 6.59)

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			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

