





Waunsaeson Llangain, Carmarthen, SA33 5AS

Offers In The Region Of £680,000

- 10.5 ACRE EQUESTRIAN HOLDING ENJOYING THE PEACE AND TRANQUILITY OF A RURAL SETTING.
- 4 BEDROOMS. 2 LIVING ROOMS. 4 BATHROOMS/WC's. OIL C/H.
- GARAGE, WORKSHOP and OPEN FRONTED STORE. LAND MAINLY LAID TO PASTURE IN CONVENIENT ENCLOSURES.
- JUST UNDER 1 MILE B4312 LLANSTEFFAN ROAD.
- IN THE HEART OF THE WEST WALES COUNTRYSIDE.
- 'LONGHOUSE' STYLE ACCOMMODATION. FIBRE TO THE HOUSE.
- 3 MILES LLANSTEFFAN AND ITS SANDY BEACH.
- LARGE UTILITY ROOM. CONSERVATORY.
- IMMACULATE VERY WELL PRESENTED ACCOMMODATION.
- PURPOSE BUILT STABLE BLOCK. MANEGE 120' x 80' approx.
- 6.5 MILES CARMARTHEN TOWN CENTRE.
- PVCu DOUBLE GLAZED WINDOWS.

Waunsaeson , Carmarthen SA33 5AS

A delightfully situated 10.5 ACRE EQUESTRIAN HOLDING situated in the heart of the Welsh countryside enjoying the peace and tranquillity of a rural setting and comprising an immaculately maintained and very well presented 4 BEDROOMED 'LONGHOUSE' style RESIDENCE with 4 BATHROOMS/WC's having a lawned front garden, orchard and a man-made pond together with a hardcored yard and purpose built 'Oakley' 'U' shaped STABLE BLOCK (7 stables, feed store and tack room) fronting onto a concreted courtyard with at the rear 2 FURTHER STABLES and on the opposite side of the lane a GARAGE, WORKSHOP and OPEN FRONTED STORE together with approximately 10 acres of land mainly laid to pasture in convenient enclosures with there being approximately 6 acres around the homestead that incorporates a copse and which is intersected by a stream that is a tributary of the 'Fernhill brook' with on the opposite side of the lane a MANEGE measuring 125' x 80' approx. and 6 PADDOCKS in all amounting just over 4 acres. The land enjoys extensive frontage to the publicly maintained highway and also benefits from direct access to an adjoining 'Green Lane' that provides an excellent opportunity for riding and hacking directly from the property making it an ideal setting for equestrian pursuits.

4 4 2

Council Tax Band: E





ENTRANCE HALL
4'6" x 3'7"
with 2 PVCu double glazed windows. PVCu part opaque double glazed entrance door. 'T&G' boarded to dado height. Electricity consumer unit. Glazed/panelled pine door to

SITTING ROOM
19'0" x 13'11" overall
with 2 radiators. PVCu double glazed window to fore. Glazed/pine panelled door to the living room. Understairs storage cupboard. Feature fireplace with wood surround and slate hearth incorporating a multi-fuel roomheater. 12 Power points. TV point. Sliding plastic coated aluminium door to

PVCu CONSERVATORY
16'3" x 10'10"
half double glazed on three sides under a polycarbonate roof. PVCu double glazed double French doors to outside. Radiator. 2 Power points.

LIVING ROOM
14'0" x 8'9"
with boarded effect laminate flooring. 6 Power points. TV aerial cable. Radiator. PVCu double glazed window to fore. Glazed/panelled door to the inner hall. 5' 7" wide opening to

FITTED KITCHEN/DINING ROOM
15'6" x 11'7"
with Spanish porcelain tiled floor. Double aspect. PVCu double glazed windows to front and rear. Range of fitted base and eye level kitchen units incorporating a 1.5 ceramic sink unit, larder cupboard and cooker hood. Plumbing for dishwasher. 13 Power points plus fused points. Glazed/panelled pine door to

UTILITY/LAUNDRY/BOILER ROOM
11'5" x 11'4"
with Spanish porcelain tiled floor. 2 Radiators. Part tiled walls. PVCu double glazed window to side. Plumbing for washing machine. 'Worcester' oil fired central heating boiler. 7 Power points. PVCu part double glazed 'stable' type door to fore. Extractor fan. Electricity consumer unit. Glazed/panelled door to

SHOWER ROOM
11'5" x 3'8"
with Spanish porcelain tiled floor. Part tiled walls. PVCu opaque double glazed window. Extractor fan. Radiator. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Double shower enclosure with electric shower over and sliding shower doors.

INNER HALL
with PVCu double glazed window. C/h thermostat control. 2 Power points. Staircase to first floor.

FIRST FLOOR

LANDING
with radiator. 2 PVCu double glazed windows. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with slatted shelving. Hot water cylinder.

FRONT BEDROOM 1
14'7" x 8'11" overall
with radiator. PVCu double glazed window. 9 Power points. TV point. Pine panelled door to

EN-SUITE SHOWER ROOM
7'3" x 4'3"
with boarded effect vinyl floor covering. Chrome towel warmer ladder radiator. Extractor fan. Waterproof panelled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with electric shower over and double sliding shower doors.

FAMILY BATHROOM
8'9" x 6'3" overall
'L' shaped with PVCu opaque double glazed window. Vinyl floor covering to a 'herringbone' design. Towel warmer ladder radiator. Pine panelled door to the landing. Wall mounted fitted mirrored bathroom cabinets. 3 Piece suite in white to fitted bathroom furniture incorporating a WC, wash hand basin, double ended bath tub with shower attachment. Access to loft space.

FRONT BEDROOM 2
12'1" x 8'0"
with radiator. PVCu double glazed window. 6 Power points. Pine panelled door to the landing.

FRONT BEDROOM 3
11'7" x 11'5"
with radiator. PVCu double glazed window. Access to the loft space. 4 Power points. Pine panelled door to the landing.

GUEST BEDROOM 4
'L' shaped with double aspect. 2 PVCu double glazed windows. Radiator. TV point. 8 Power points. Pine panelled doors to the landing and

EN-SUITE SHOWER ROOM
7'6" x 3'10"
with boarded effect flooring. PVCu opaque double glazed window. Extractor fan. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with waterproof panelled walls, plumbed-in dual head shower over and sliding shower door.

EXTERNALLY
The property is located at the end of a Class III Council maintained road which runs into the beginning of a 'Green Lane'. There is a double gated hardcored entrance drive that provides ample private car parking and which provides access to both the stable block and residence. Front lawned garden with herbaceous borders and ornamental trees/shrubs. Beyond and to the side of the front garden lies at a lower level lies a 'secret garden' with man-made pond that incorporates an orchard with apple, pear and cherry trees together with a cider apple tree. This garden is bounded by a tributary of the 'Fern Hill Brook' and enjoys pedestrian access to the lane. 2,500 litre double bunded OIL STORAGE TANK. OUSTIDE LIGHT, WATER TAPS and POWER POINTS.

On the opposite side of the yard lies a purpose bu
7 stables, a feed store and tack room with there being water bowls and electricity to all of the stables and which comprise: - STABLE 1 - 11' 1" x 9' 4" (3.38m x 2.84m), STABLE 2 - 11' 5" x 11' 1" (3.48m x 3.38m), STABLE 3 - 15' 2" x 11' 2" (4.62m x 3.40m), STABLE 4 - 11' 7" x 11' 1" (3.53m x 3.38m), STABLE 5 - 11' 6" x 11' 1" (3.50m x 3.38m), STABLE 6 - 11' 8" x 11' (3.55m x 3.35m) and STABLE 7 - 15' 2" x 11' (4.62m x 3.35m). FEED STORE 14' x 10' 3" (4.26m x 3.12m) with concreted floor. Open fronted. TACK ROOM 14' x 10' 8" (4.26m x 3.25m) with 2 power points. Electricity consumer unit. Water connected.

TO THE REAR OF THE STABLE BLOCK LIE 2 FURTHER STAB
11'9" x 11'4"
that have electricity connected with there being an OUTSIDE WATER TAP.

ON THE OPPOSITE SIDE OF THE LANE TO THE MAIN RESID
lies a further hardcored yard with double gated access to the lane and onto which fronts a modern timber framed range that comprises: -

WORKSHOP
29'0" x 17'4"
with concreted floor. Double door access. PVCu windows to front and rear. Workbench. Power and lighting. 6 Power points. Concrete apron approach.

GARAGE
29'0" x 17'7"
with concrete apron approach. Concreted floor. 2 Power points. PVCu double glazed windows to rear. PIR lighting.

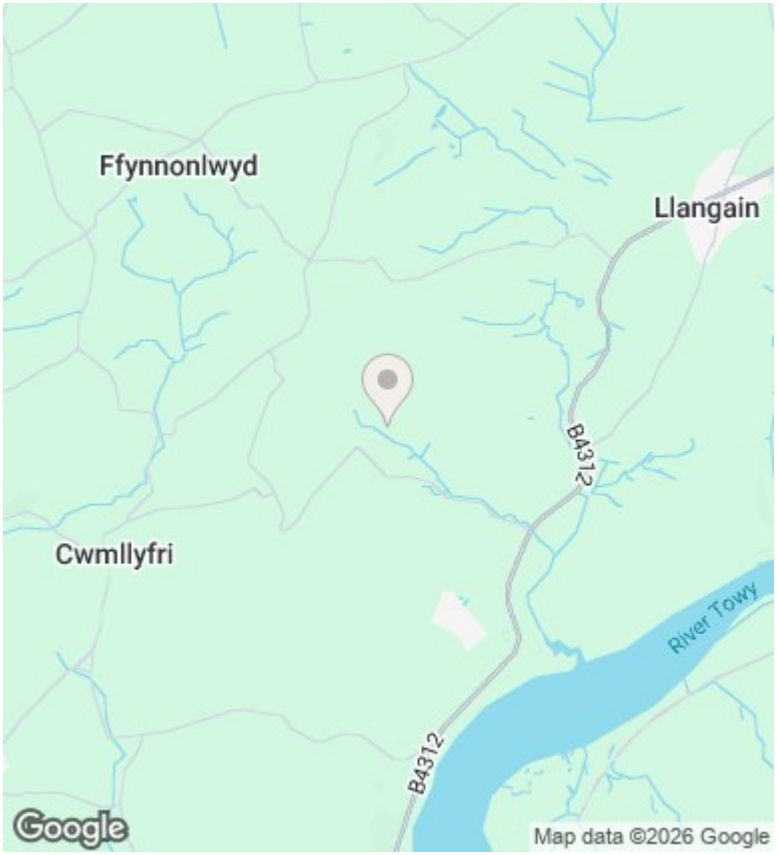
ADJOINING OPEN FRONTED STORE
29'0" x 15'8"
with a hardcored floor. LOG STORE.

BEYOND AND ABOVE THIS MODERN RANGE OF OUTBUILDINGS

MANEGE
125'0" x 80'0" (124'11" x 79'11") approx
post and rail fenced with gated access to either side

THE LAND
The land to the south of the lane around the homestead is served by a natural water supply whereas there is mains water piped to various points to the paddocks above the lane. The property straddles a Class III Council maintained road/Green Lane with the house, stable block, gardens and three fields amounting in all to 6.288 acres to the south of the road which are in three fields that incorporate a copse and that is intersected by a stream that is a tributary of the 'Fern Hill brook' which provides a natural water supply to the land to the south of the lane. On the other side and to the north of the lane lies a further hardcored yard onto which front the modern outbuildings with beyond 6 paddocks around the Manege. There is mains water to the northern block of land. The paddocks are all laid to pasture with mains water available to all via numerous taps. The land enjoys frontage to both the Council maintained road and Green Lane.





Directions

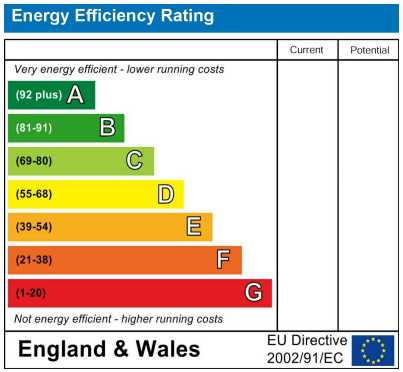
From Carmarthen take the B4312 Llansteffan Road travelling past 'Q.E. High' Secondary School and Carmarthen Leisure Centre. Continue through Llangain Square. As you travel towards Llansteffan from Llangain take the SECOND right hand turning having left lower Llangain. Sat Nav will want you to take the first turning right after leaving Llangain but you SHOULD take the second turning. Having taken the second right hand turning follow this Council maintained lane for

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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