

Ref: 0bry46

Bryn Y Cadno Uchaf, Salem, Llandeilo, Carmarthenshire, SA19 7HD

A very appealing privately situated smallholding comprising of a 3 bedroomed bungalow, stables, tractor shed, workshop, and further barns ideal for equine or small livestock use. Easily maintained gardens and some 6 acres of virtually flat pastureland. A superb scenic location close to the desirable town of Llandeilo.

Llandeilo 4 miles, Cross Hands A48/M4 link 12 miles, Carmarthen 16 miles, Swansea 27 miles.



This attractive property is ideally suited for equestrian use or indeed any small livestock enterprise. (EER: tba).

Accommodation – Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room, 3 Double Bedrooms, (One en-suite), and Bathroom.

Externally – Useful selection of buildings including stabling for 3 with adjoining concrete pens and standing area, hay store, implement shed, workshop and store rooms, isolation stable, a large two bay tractor shed, (ideal for extra stabling), and a timber garden shed.

Land - Level and very gently sloping land, bordered by many attractive mature trees, a total of Circa 6 Acres, (to be confirmed).

Locality – Private and peaceful location, this property enjoys a rural setting, very popular with horse riders and with the added convenience of easy travel to villages, towns and visitor attractions with Talley Abbey & Lakes, the Towy Valley, Brecon Beacons National Park and Brechfa Forest being within easy driving distance. The wonderful Welsh coast is within an hour's drive. The rural village of Salem is 1½ miles away with a village hall, whilst the historic market town of Llandeilo is 4 miles distant, providing good amenities including primary and secondary education, and a range of independent shops, supermarkets etc. Llandovery College public school is approximately 12 miles from the property.

Guide Price: £525,000

THE ACCOMMODATION:

With uPVC double glazing, solar panels and recently installed air source heat pump.

All Ground Floor –

RECESSED ENTRANCE PORCH:	Front door into the entrance hall.
ENTRANCE HALL:	L shaped hallway. Loft access with built-in ladder. Doors to:-
LOUNGE/DINING ROOM:	22' x 12'7". A lovely light room with an exposed stone fireplace housing a wood burning stove on a slate hearth. French doors to the rear patio and gardens. Window to the rear. Door to the kitchen.
KITCHEN:	20'10" x 8'6". Range of medium oak wall and base units, 1½ bowl sink and plenty of worksurfaces. Cooker control point with concealed overhead extractor fan. Space for a fridge and freezer. Tiled floor. Window to the front, French doors to the side and door accessing the rear utility room.
UTILITY ROOM:	7'6 x 6'4". Range of medium oak wall and base units sink and worksurface. Plumbing for a washing machine and tumble dryer. Rear window and external side door. Tiled floor.
BEDROOM 1:	11'6" x 10'8". Window to the front. Sliding door to the en-suite shower room.
EN-SUITE:	8'2" x 3'. Fully tiled shower cubicle, pedestal wash hand basin and low level W.C. Extractor fan.
BEDROOM 2:	11'6" x 10'8". Excluding the built-in wardrobes. Window to the rear.
BEDROOM 3:	14' x 10'6". Window to the front.
BATHROOM:	8'8" x 6'7". Bath with shower over, pedestal wash hand basin and W.C. Window to the front, built-in linen cupboard.

N.B. Floorplans to follow.

EXTERNALLY:

THE APPROACH: The property is set well back off a minor country lane, and is accessed via a five bar gated entrance leading to an ample parking and turning area. From here, a gated vehicle accesses an enclosed yard ideal for the safe handling of horses/animals.

GARDENS: There are large areas of level lawns to the front, side, and rear of the residence with decorative borders and a private patio on which to enjoy the views and surrounding countryside.

LAND: The pastureland is level to very gently sloping in nature and lies to the rear of the residence and outbuildings comprising a home paddock with two larger pasture fields beyond, all bounded by mature trees and hedges providing natural shelter.

We understand that the entire property amounts to Circa 6 Acres, (to be confirmed).

OUTBUILDINGS:

STABLING AND STORES: A sizeable, block built barn with rendered elevations with power, lighting and a concrete floor, being in part a former farriers forge but now providing three large stables with useful enclosed pens to the fore, a workshop and store rooms.

Stable 1: 15'10" x 15'.

Stable 2: 15' x 13'7".

Stable 3: 13'8 x 11'.

Store Room 1: 15'6 x 7'9". Side door and window to the rear. Further door accesses a passageway from which there is an external door to the yard and further access to:-

Store Room 2: 13'3" x 5'8". Currently used as a freezer room. Door to the rear.

Workshop: 11'3" x 6'. Window to the rear.

BARN: 30'3" x 21'8". Partially block built, timber frame and profile clad roof and sides. Vehicular timber doorways to both sides, two internal pens ideal for horses or livestock, and a further area suitable for feed and or implement storage.

OPEN-FRONTED POLE BARN: 30'6" x 21'6". Timber framed with profile cladding and profile steel roof. Ideal for use as a tractor/implement shed or animal housing.

OPEN-FRONTED LEAN-TO: 17'6" x 12'6". Steel and timber construction with steel profile cladding and roof.

TIMBER STABLE: 12' x 9'8". Sited a little distance away from the other stables, an ideal isolation stable.

TIMBER SHED: 16' x 10'. Vehicular doors to the front and side pedestrian door. Windows on both sides.

SERVICES:	We understand that the property is connected to mains water, (metered), mains electricity and has a private drainage system. There is a Mitsubishi Air Source Heat Pump powering the central heating and hot water and Solar Panels supplement the electricity supply. Telephone is understood to be available to purchasers subject to the usual transfer arrangements.
COUNCIL TAX:	We are informed that the property is within Council Tax Band "E" (Carmarthenshire County Council).
FIXTURES & FITTINGS:	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
TENURE & POSSESSION:	We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: **Solely by prior appointment with PROFILE HOMES**



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Energy Performance Figures to follow

THE LOCALITY:

The property is situated in a quiet rural community 1½ miles west of Salem village, a scenic area to the north of Llandeilo and the Towy Valley with gently rolling farm and pastureland and vistas, all served by a network of lanes linking the area's hamlets and country villages. This region provides opportunities for a number of outdoor leisure activities including walking, horse riding, (many lanes are particularly wide with grass verges, and in the agent's opinion provide good hacking routes for horse riders), cycling, bird-watching, fishing (with permits), canoeing, and golf, and there are numerous attractions to visit including country parks and gardens, historic castles, and the coast is never far away.

Llandeilo is 4 miles southerly, off the A40, a delightful everpopular small town in an elevated position on the western banks of the River Towy and at the fringe of the Black Mountain in Brecon Beacons National Park. The town retains an old world charm with narrow streets, predominantly Georgian architecture, and provides good amenities including primary and secondary schools, distinctive independent shops, health centre etc. There is also a railway station situated on the scenic Heart of Wales country line which runs some 121 miles from Swansea to Shrewsbury. The town has on numerous occasions been voted the best place to live by The Sunday Times.

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and Black Mountains Range to the east. The scenery is spectacular and diverse and there are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen, (an impressive 14th Century castle 9 miles south-east of the property).

NOTES: PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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