

Ref: 0gar42

Garnwen, Golden Grove, Carmarthenshire, SA32 8NW.

**A very desirable 5/6 Bedroomed Country Residence, close to Llandeilo and in the picturesque Towy Valley. Superb Multi-purpose Barns, all set in circa 5 acres of land.**

Llandeilo 2.4 miles, Cross Hands A48/M4 link 6 miles, Carmarthen 15 miles.



An appealing registered smallholding ideally suited for small animal and/or equestrian use, this substantial house offers diverse and capacious accommodation with the potential to create a self-contained annexe.

Accommodation in brief :-

**Residence:** Ground Floor: Garden Room, Storeroom, Shower Room, Utility Room, Cloakroom, Hallway, Lounge, Dining Room/Bedroom 6, Open-plan Kitchen/Living Room. First Floor: 4 Double Bedrooms, 1 Single Bedroom and family Bathroom.

**Buildings:** Superb G.P buildings ideal for stabling or livestock use, workshop and implement stores.

**Land:** Circa 5 acres (to be confirmed). Excellent flat pasture land.

**Location:** In a lovely rural but not isolated position within the renowned Towy Valley. The village of Ffairfach is 2 miles away and has a primary school and secondary school, pub, large agricultural and equine store, butcher's shop and a small village shop, and a Heart of Wales line railway station. Further town amenities are provided by Llandeilo, 2.4 miles and the county town of Carmarthen 15 miles away. Cross Hands Business Park with its good selection of stores such as ALDI, Leekes and many others is only 6 miles away and has excellent travel connections on the A48/M4 link road.

**Price Guide: £585,000**

## THE RESIDENCE

This capacious traditional character residence offers flexible living accommodation with the potential to easily create a self-contained annexe if required.

### Ground Floor –

- GARDEN ROOM:** 25' x 10'4". A superb family room with windows on two sides overlooking the gardens and grounds. Doors to the hallway, kitchen/living room, storeroom and further door to the utility room.
- UTILITY ROOM:** 10'6" x 7' Space for a freezer and tumble dryer. External door and window to the rear. Door to the cloakroom.
- CLOAKROOM:** Wash hand basin and W.C. Window to side aspect.
- HALLWAY:** 25'4" x 6'5". Door to the front aspect. Staircase to the first floor and understairs cupboard. Doors to:-
- LOUNGE:** 15'1" x 13'3". Exposed stone Fireplace with woodburning stove and display plinth to the side. Exposed stone wall. Window to the front. Exposed ceiling timbers.
- KITCHEN/LIVING ROOM ROOM:** 22' x 16' overall. Open-plan room with two windows to the side aspect looking out over the property's land. A fitted kitchen comprising of a range of wall, base and larder units, integral concealed fridge and freezer and ample worksurfaces. Stainless steel sink, plumbing for a washing machine. Space for a range style cooker and extractor hood over. In the living area there is an attractive fireplace housing a wood burning stove, and a built in cupboard on one side. Door through to the garden room and a second staircase to the first floor rear landing.
- DINING ROOM / BEDROOM 6:** 13'5" x 12'5". From the main hallway a door leads to the dining room which could serve as an additional bedroom suite as there is a connecting shower room. Feature fireplace, (unused). Window to the front and door to:-
- SHOWER ROOM:** 9'9" x 9'4". Shower enclosure, wash hand basin and W.C. Fitted mirror and light. Window to the side and rear. Connecting door to the store room.
- STORE ROOM:** 9'4" x 3'8" Useful ante room providing access to the garden room.

### First Floor –

- FRONT LANDING:** 9'9" x 7'9". A staircase from the hallway leads to a split landing where there is a window to the rear. From the front landing, there are doors off to all five bedrooms.
- BEDROOM 1:** 14'1" x 12'4". Window to the side with far-reaching countryside views. Feature fireplace (unused). Exposed wood flooring.
- BEDROOM 2:** 13'2" x 10'4". Window to the side. Feature fireplace (unused).
- BEDROOM 3:** 13'2" x 12'2". Feature fireplace, (unused). Window to the side.
- BEDROOM 4:** 16'6" x 10'3". L shaped room. Feature fireplace, (unused). Window to the side.
- BEDROOM 5:** 8'2" x 7'. Window to the front.
- REAR LANDING:** 15'5" x 5'5". Second staircase from the kitchen/living room. Door to the family bathroom and opening through to the front landing.
- FAMILY BATHROOM:** 11' 5" x 7'1". Bath with shower attachment, wash hand basin, bidet and W.C. Window to the side. Large built-in airing cupboard.

## **EXTERNALLY**

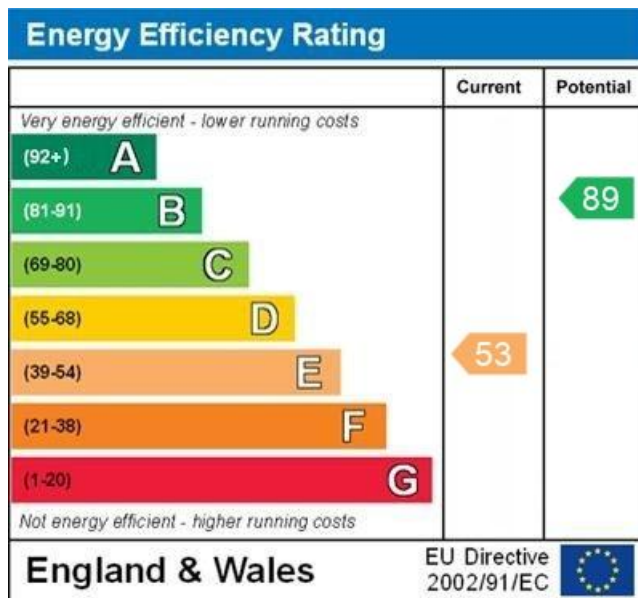
<b>THE APPROACH</b>	Set well back from the A476 with an 80 yard driveway, (the first part shared with a neighbouring property), there is a large arrival yard which accesses both the house and the outbuildings.
<b>RANGE OF FARM BUILDINGS:</b>	There are a good range of buildings that lend themselves to numerous uses such as the keeping of livestock and or horses and tractor/implement garaging, all with easy access to the adjoining pasture fields.
<b>MULTI-PURPOSE BARN:</b>	60' x 30'. Steel construction with profile cladding and roof.
<b>DUTCH BARN:</b>	30' x 20'. Steel construction, curved roof, roller shutter door for vehicular use, mezzanine area. Power and lighting.
<b>WORKSHOP:</b>	30' x 15'. Two roller shutter doors for vehicular access. Power and lighting.
<b>ADJOINING STORE:</b>	20' x 18'6". Open sided of Steel construction.
<b>GARDENS &amp; LAND:</b>	Large level lawns, herbaceous borders, selection of beautiful shrubs and trees with an attractive dwarf stone wall. The property's land in total extends, we are informed, to some 5 acres including two level pasture fields both in good heart.
<b>SERVICES:</b>	We understand that the property is connected to mains electricity, mains water, private drainage and has oil fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements/ new contractual agreement.
<b>COUNCIL TAX:</b>	We understand that the property is within council tax band F. (Carmarthenshire County Council).
<b>FIXTURES &amp; FITTINGS:</b>	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
<b>WAYLEAVES, EASEMENTS &amp; RIGHTS OF WAY:</b>	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared. We understand that a neighbour has a right of access, (pedestrian only), across one of the paddocks.
<b>TENURE &amp; POSSESSION:</b>	We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**



Only by prior appointment with the Sole Selling Agents –  
**PROFILE HOMES**  
 Tel: 01550 777790  
 Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
 Website: [www.profilehomes.com](http://www.profilehomes.com)

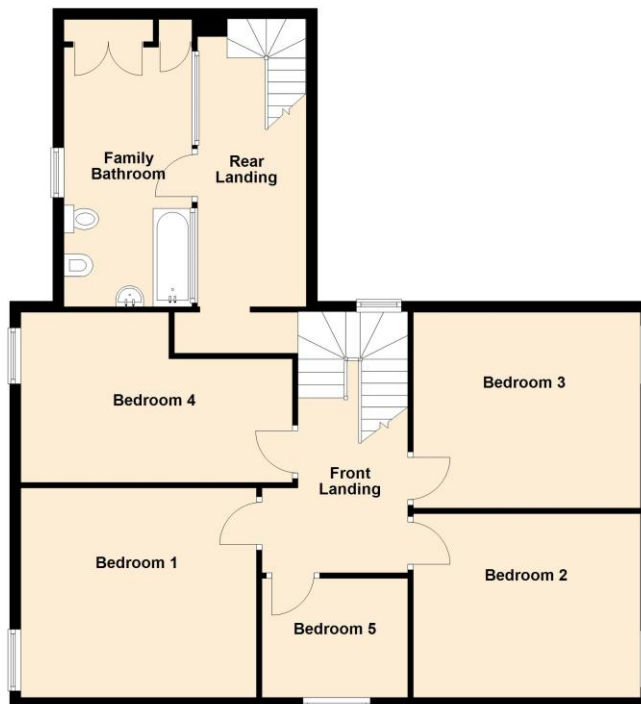
**ENERGY EFFICIENCY RATING:**



Ground Floor



First Floor





## THE LOCATION:

**What3words:-** <https://w3w.co/winds.girder.froth>

**The property** is conveniently situated with one neighbouring property, 80 yards or so back from the A486 allowing for easy access to Ffairfach and Llandeilo which are 2 and 2.4 miles distant respectively. 'Bro Dinefwr' secondary school is in Ffairfach, there is also a primary school, railway station, a pub, a very large agricultural and equine store, a butcher's shop and a small village store. Further facilities can be found in the pretty town of Llandeilo just beyond Ffairfach.

**Llandeilo** is a small, historic town with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13<sup>th</sup> Century and occupies an elevated position by the River Towy and the Black Mountain. The area has many visitor attractions including the Dinefwr Estate with National Nature Reserve, an Historic house with 18th-century landscaped park, medieval deer park and Castle. Gelli Aur Country Park a short distance away, Aberglasney Gardens is only 6 miles away, and The National Botanic Garden of Wales is 11 miles distant.

**The Brecon Beacons National Park** extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, with high mountain peaks, open moorland, lakes, rivers, waterfalls, and historic castles at strategic points on the boundaries.

**Cross Hands** is only 6 miles to the south and has excellent travel connections on the A48 and M4 link road. There are numerous stores such as ALDI, Leekes, Home Bargains, Wynnstay and a good selection of other retail outlets making this a useful shopping destination.

**Carmarthen** is 15 miles away, the busy county town and commercial centre on the meandering Towy river, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts. The town is served by good rail links through Swansea to Cardiff-Paddington, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river.

**The Coast** is less than an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay. There are also secluded coves dotted along the coastline. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further, with a stunning coastline and beautiful unspoilt landscapes.

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## 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.

## PROFILE HOMES

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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