



**Rhiwlas Fach Pembrey Mountain Road, Kidwelly, SA17 4ES**

**Offers Over £649,000**

Appealing residential smallholding extending to 10.38 acres or thereabouts

Occupying a private and secluded position without compromising on accessibility

Detached 4 bedroom residence offering 3 reception rooms and 2 bathrooms

Generous lawned grounds ripe for further enhancement

Paddocks laid to pasture but some improvement is now needed to maximise potential

A lovely family home with considerable scope to make it your own

EPC E



### Situation

Occupying a beautiful position boasting privacy and seclusion being set away from the Pembrey Mountain Road, a short distance from the village of Trimsaran which provides a good range of local amenities including a shop, post office, primary school, fish and chip shop, pizza/kebab takeaway, chemist, leisure centre, doctor's surgery and rugby club. Also within close proximity at Trimsaran is Ffos Las Racecourse which opened in 2009 and has brought first class horse racing to Wales. Further amenities are available locally in Burry Port and Kidwelly whilst the larger town of Llanelli which lies some 5 miles distant provides a comprehensive array of commercial, educational and recreational facilities. Within 4 miles is the award winning Pembrey Country Park, boasting a blue flag beach and beautiful countryside. A rural property boasting excellent accessibility being within easy reach of the M4 connection at Pont Abraham.

### Description

Tucked away in an appealing location boasting a distant coastal aspect towards the Gower Peninsula, Rhiwlas Fach comprises a residential smallholding extending to 10.38 acres or thereabouts including a substantial four-bedroom residence which offers deceptively spacious accommodation. The generous and inviting entrance hallway leads to the living accommodation which is nicely proportioned throughout, whilst four double bedrooms are located on the first floor to include a master en-suite.

Standing within a nice sized plot, the grounds offer considerable potential and would be ideally suited to all gardening enthusiasts who are looking for good sized grounds with capacity for further enhancement. An attractive feature is the land which offers endless opportunities and subject to some clearing would be ideally suited for equestrian purposes or for small scale livestock grazing.

A lovely family home offering light and airy accommodation, enjoying a lovely position boasting a delightful countryside aspect, the property is described in more detail:

### Ground Floor

### Entrance Hallway



Generously proportioned incorporating a built in cupboard with mirrored doors and access to:

### Inner Hallway

With tiled floor and doors to:

### Tiled Bathroom

Comprising a W.C., vanity unit, bath with shower attachment above, radiator and window to the fore.

### Kitchen



A light and airy room enjoying a double aspect and affording a range of base and wall mounted units to include a push corner draw with complimentary work surface above and incorporating a 1.5 bowl stainless steel sink and drainer unit. Ceramic hob with hood above and other built in appliances include a 'Neff' oven and separate oven/grill, dishwasher and two fridges. Tiled floor, radiator, hatch to the dining room and space for a table and chairs.



## Living Room



Patio doors lead to the rear garden whilst the focal point of the room is the stone effect fireplace with wooden mantle above. Exposed stone wall, radiator and stairs rise to the first floor.

## Dining Room

Two windows overlook the rear garden with radiator and access to:

## Sitting Room



Well proportioned and enjoying a double aspect, the focal point of the room is the character stone fireplace in which stands a wood burning stove. Patio doors provide easy access to the attractive lawned grounds and two radiators are also positioned within this appealing reception room.

## Returning to Entrance Hallway

## Utility Room

Affording a range of base and wall mounted units with complimentary work surface above incorporating a stainless steel sink and drainer unit, plumbing for an automatic appliance, tumble dryer outlet, space for a freestanding fridge/freezer, tiled floor, loft access, radiator and window to the rear.

## Garden Shed

Enjoying a double aspect, power and light are both connected, door to the garden and also housing the oil fired central heating boiler. Door to:

## Store Room

Providing access to the integral garage and windows to the side and rear.

## Integral Double Garage

With an electric door, power and light both connected.

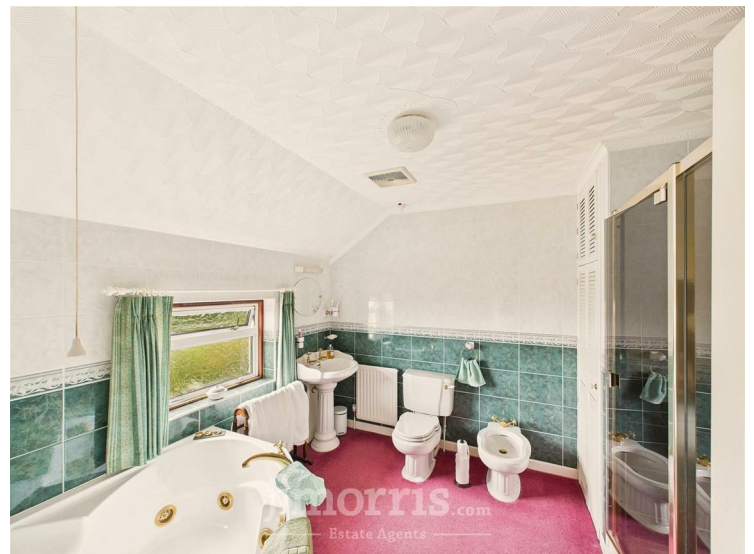
## First Floor

## Front Landing



Overlooking the rear garden, this is a very generously proportioned space which incorporates a built in wardrobe with louvre doors and radiator. Developed into a delightful seating area, stairs rise to the rear landing and doors lead to:

## Bathroom



Window to the rear and comprising a corner 'jacuzzi whirlpool' bath, W.C, wash hand basin, bidet, separate shower cubicle, built in shelved cupboard, tiled walls, radiator and loft access.



### Inner Landing

Window to the fore with access to:

### Bedroom 1



Enjoying a double aspect with two built in wardrobes with mirrored doors, two radiators and door to:

### En-suite Shower Room

Comprising a corner cubicle with 'Triton Topaz' shower attachment, W.C., wash hand basin, bidet, partly tiled walls, radiator and window to the rear.

### Bedroom 2



Overlooking the rear with radiator and built in wardrobe with louvre doors.

### Bedroom 3



Enjoying a double aspect with radiator.

### Bedroom 4

Enjoying a double aspect with radiator.

### Grounds



The tarmac driveway descends to the residence and a paved area to the side provides valuable parking space. The grounds are a very attractive feature of the property and offer considerable potential for further enhancement. Lawned grounds are also seen to the front with gated access available to the land.

Lawned grounds are seen to the rear and incorporate numerous mature shrubs, trees, greenhouse and a small stream meanders along the boundary. Directly to the rear of the property lies a crazy paving stone patio area which provides a lovely seating area where one can sit and truly admire the tranquillity of the property.

### Stable/Workshop

Located above the residence lies a detached outbuilding, comprising 3 areas: 2 boxes previously used for stabling, and a third running the length of the building with garage door, suitable for car / machinery storage, or workshop. Power is connected.

## Land

Occupying a very attractive and private setting positioned away from the roadside, Rhiwlas Fach extends in total to 10.38 acres or thereabouts and includes several paddocks laid to pasture. We would advise that the land does require some good land management practices and there is considerable scope for improvement and the enclosure to the side of the residence subject to clearing has the potential to return to pasture. A small area of naturally regenerated woodland is now seen towards the southern boundary. The land is level to gently sloping and offers ample opportunity to return to agricultural use or indeed to embark on a conservation project.

## Services

We understand that the property has the benefit of a mains water and electricity connection together with a private drainage system (soakaway). Oil fired central heating system. Legal right of access along the farm track which is owned by Rhiwlas Farm.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band F (online enquiry only)

Footpath: Does cross the property

## General Remarks

An excellent opportunity to acquire a substantial family home that combines tranquillity and privacy yet very accessible to the larger towns of the area and the beautiful scenery along Carmarthen Bay. Residential smallholdings of this nature very rarely appear on the open market and Rhiwlas Fach offers potential purchasers with the opportunity to acquire an attractive property which offers considerable potential for further enhancement.

## Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to 1 Mbps upload and 22 Mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - Likely & Data - Limited

Vodafone Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Floor Plan

