



## Tregyd , Blaenwaun, SA34 0HY

**Offers In The Region Of £620,000**

A lovely traditional 11.18 acre smallholding situated on a minor no-through road within the country village of Blaenwaun, Carmarthenshire. The property offers a large detached house with well presented and spacious accommodation, benefitting from an adjoining outbuilding which has planning permission to convert. There are a good range of further outbuildings, ample off road parking space and 2 fields which are level, fenced and provide excellent grazing. This would make a fabulous country home for a family who wish to lead a smallholders lifestyle.

### Situation

The property is situated in the parish of Blaenwaun, a small country village with local pub. It is approximately 14 miles north-west of Carmarthen town, 10 miles south of Newcastle Emlyn town, 15 miles south of Cardigan town and 14 miles from Narberth town. The area around Blaenwaun is predominantly agricultural with rolling fields and beautiful countryside scenery.

### Entrance Porch

Entered by a double glazed front door. with double glazed windows around. Double glazed door opens into:

### Hallway



Stairs rise to first floor with under stairs storage cupboard, radiator, doors open to:

### Lounge



Fireplace housing a wood burning stove, double glazed window to front, radiator.

### Sitting Room



Double glazed window to front, radiator.

### Dining Room



With wood burning stove set on a tiled hearth, double glazed window to side, radiator, tiled floor, doors to:

### Side Porch

External double glazed door to side, double glazed windows, tiled floor.

## Kitchen



Fitted with a range of wall and base storage units, worktops over, single drainer sink, space for oven and white goods, double glazed window to rear, part tiled walls, door to:

### Lobby

Tiled floor, internal window, door to:

### Utility

Sink unit, plumbing for washing machine, windows to front and rear, external door to rear.

## First Floor Landing



Spindle balustrade, built in airing cupboard, radiator, access to loft, doors to:

## Bedroom 1



Double glazed window to front, radiator.

## Bedroom 2



Double glazed window to front, radiator.

## Bedroom 3



Double glazed window to side, built in wardrobes, radiator.

## Box Room

Double glazed window to front, radiator.

## Bathroom



Comprising a bath, shower cubical, pedestal wash hand basin, W.C, part tiled walls, frosted double glazed window to rear.

## Externally



To the side and rear of the house is a yard providing ample off road car parking. There are good size garden areas laid to lawn at the front and far side. There is a small paddock with arched outbuilding and mature trees, plus the two large grazing fields, all being well maintained and fenced. From the yard there are a number of outbuildings (please refer to the floor plans for sizes) which provide a range of useful multipurpose barns and work spaces, plus garage.

## Outbuildings



A classic multipurpose range with power and electric connected to most parts.

## Yard



## Land



The land which amounts to 11.18 acres is as identified below and adjoins the property at its rear, comprising two large grazing fields, both being well fenced and having water troughs.

## Land



## Planning

To the side of the house is an adjoining red brick outbuilding which has been granted planning permission to be converted and incorporated into the main house, creating a larger kitchen/diner. Plans are held at our office.

## Utilities & Services

Heating Source: Oil Fired Central Heating (External Boiler).

Services -

Electric: Mains

Water: Mains

Drainage: Private Drainage

Local Authority: Carmarthenshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

## Directions

From the centre of Blaenwaun village, travel with the pub on your right and at the bend with a right hand turning to Whitland, there is a left turning on this bend with a No-Through road sign. Travel down this road and the property is found on the left.

What Three Words: ///landscape.joyously.face

## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Superfast 8mbps upload and 48mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

Vodafone Voice - None & Data - None

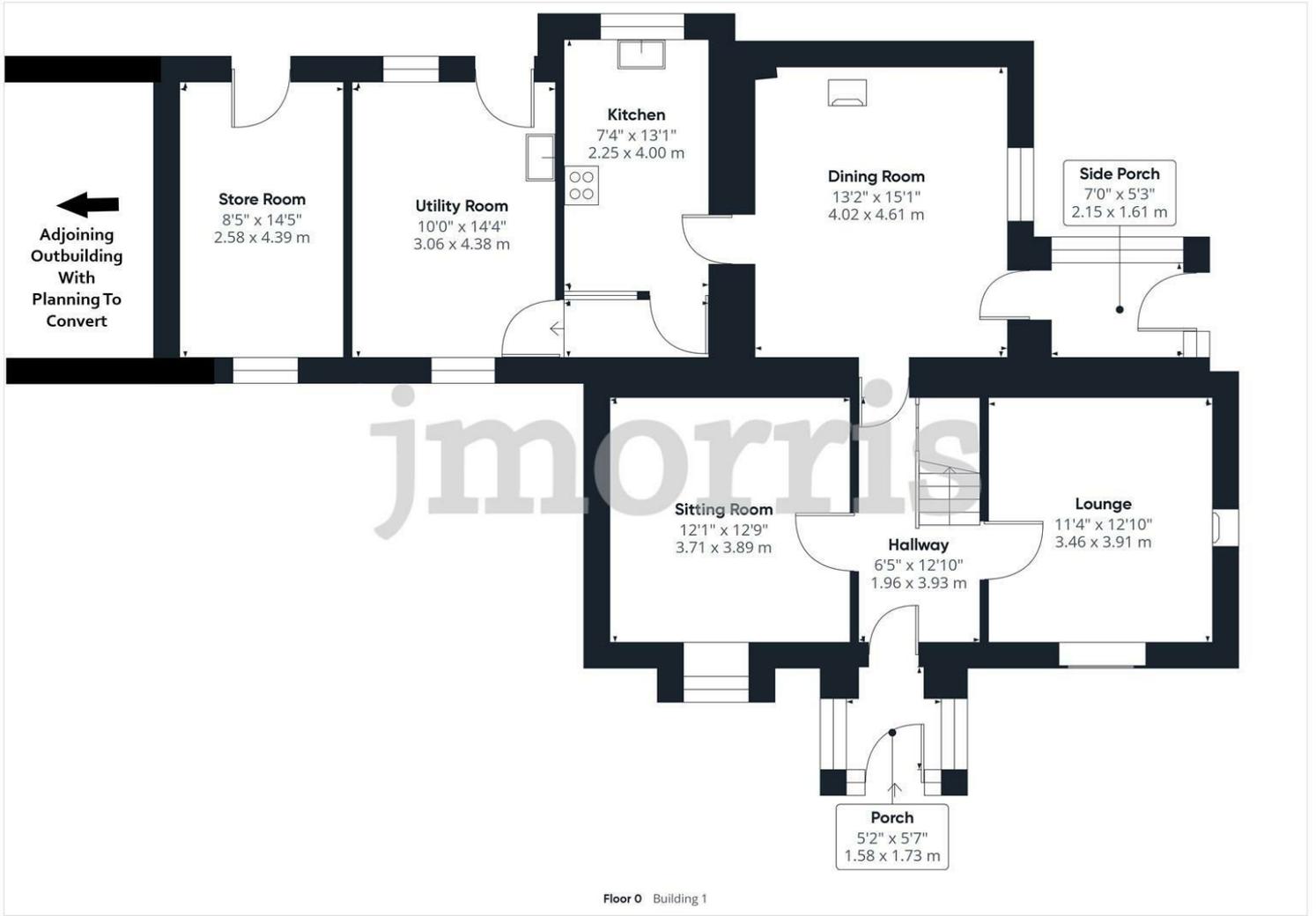
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

## Anti Money Laundering & Ability To Purchase

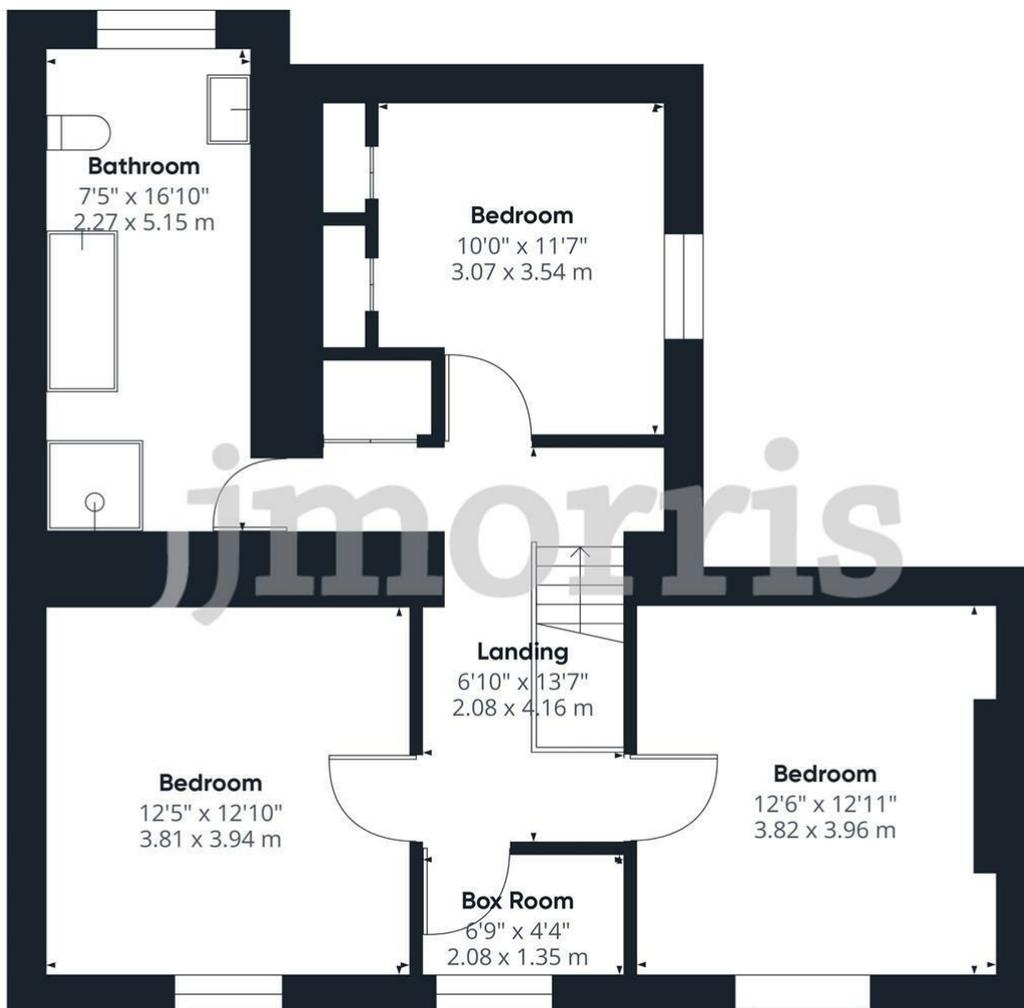
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

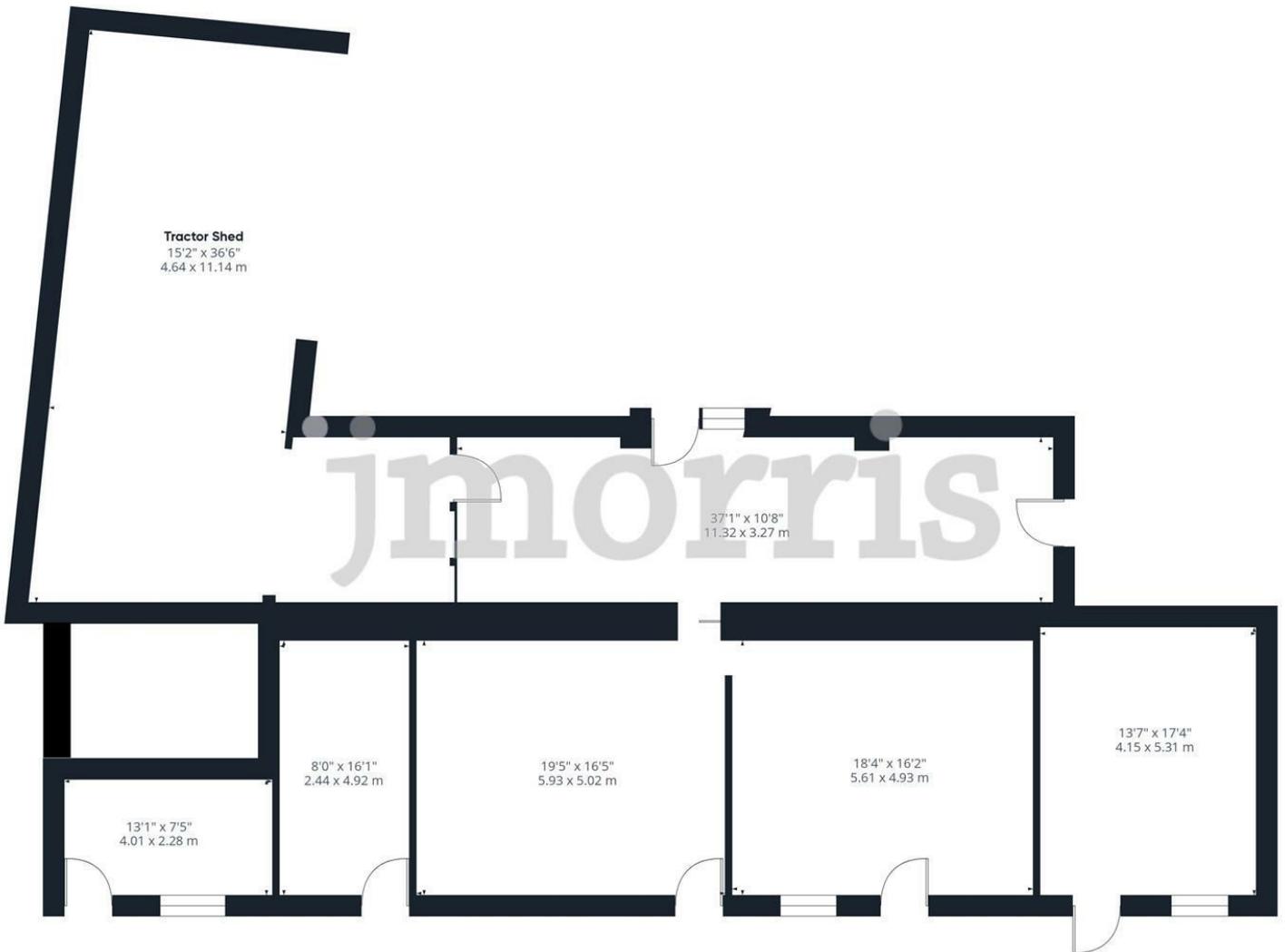
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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

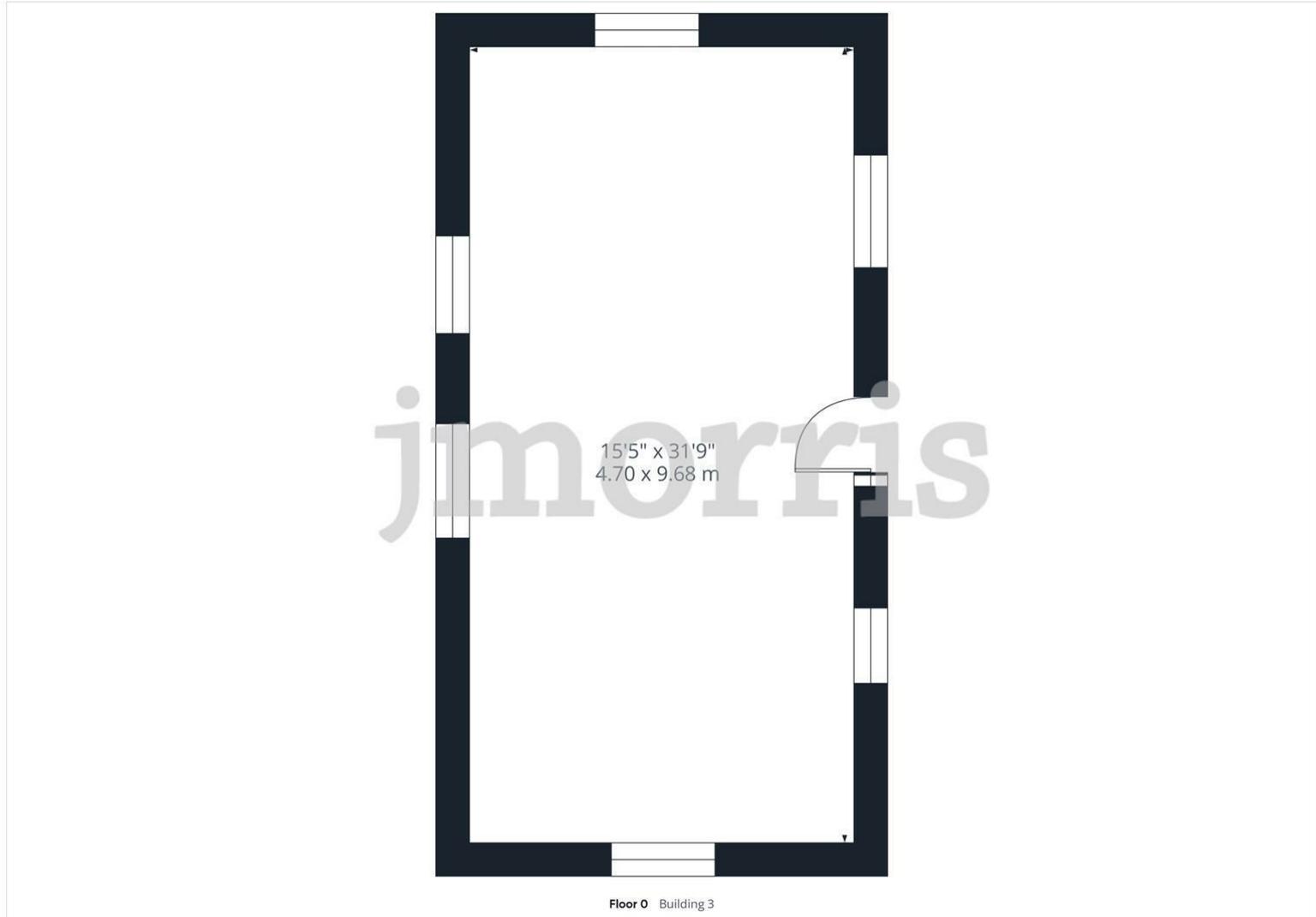
## Floor Plan



## Floor Plan







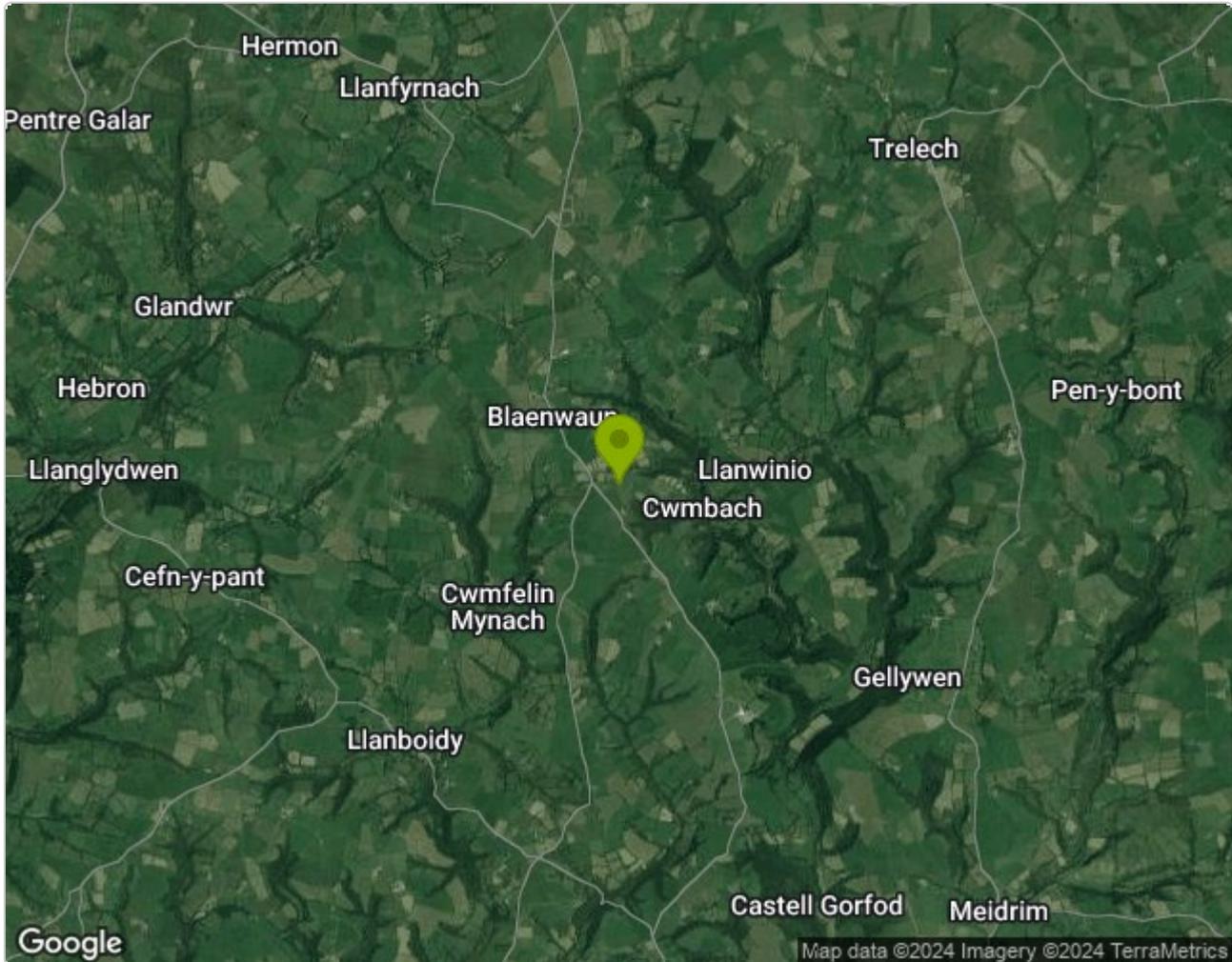


For Identification  
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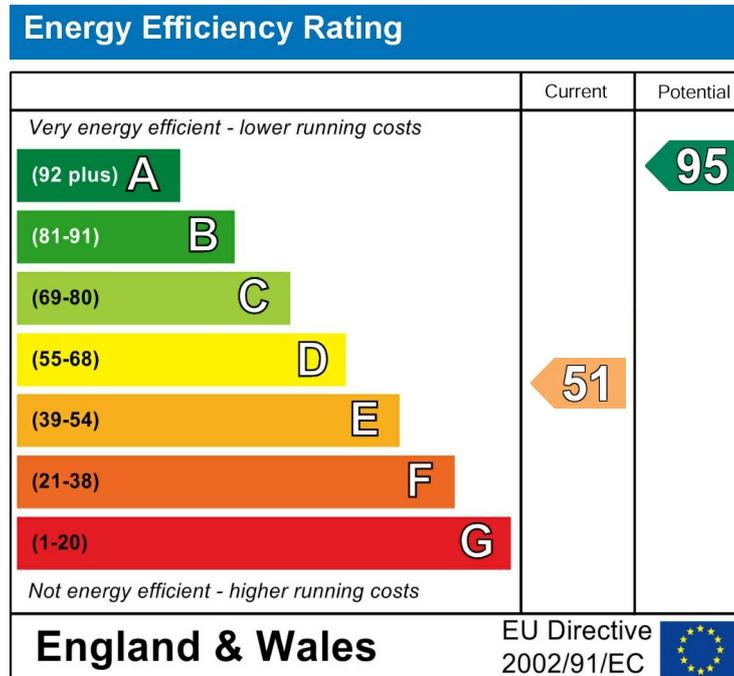


For Identification  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.