

# Terry Thomas & Co

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ESTATE AGENTS



## Rhyd-Lydan

, Llangain, SA33 5DN

Near the village of Llangain, Carmarthen, this charming house offers a unique opportunity for those seeking a blend of rural tranquillity and convenience. Set within approximately 19.18 acres of its own land, the property boasts a substantial outdoor space, perfect for a variety of uses, whether it be for agricultural pursuits, equestrian activities, or simply enjoying the beauty of the surrounding countryside.

Upon arrival, you are greeted by a concreted initial driveway that leads to the house, providing easy access and ample parking. The property is flanked by traditional outbuildings, which add character and charm, while also offering potential for conversion or additional storage. To the rear, you will find more modern general-purpose agricultural buildings, thoughtfully constructed to meet contemporary needs.

This residence is ideal for those who appreciate the serenity of rural living, yet desire the practicality of modern amenities. The expansive grounds provide a canvas for your aspirations.

With its idyllic location and generous land, this property presents a rare opportunity to embrace a lifestyle that many only dream of. Do not miss the chance to make this remarkable house your new home.

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Offers in the region of £650,000

# Rhyd-Lydan

## , Llangain, SA33 5DN



Property stands in approx. 19.18 acres standing within its on lands, concreted initial driveway to fore and a hardstanding and in 11'1" x 4'9" (3.38m x 1.46m) turn is flanked by the traditional outbuildings with more modern general purpose agricultural buildings built in more recent times that are situated to the rear.

uPVC double glazed entrance door and a pitch canopied open porch which leads to the entrance hall.

### Entrance hall

16'2" x 9'4" (4.93m x 2.87m)  
Partly open 'Y' shaped staircase leading to first floor, open understairs storage area, panel radiator with grills thermostatically controlled. Door through to lounge, dining room and kitchen/dining/family room.

### Lounge

16'0" x 15'2" (4.89m x 4.64m)  
Exposed Timber floorboards, panel radiator with grills thermostatically controlled, uPVC double glazed window to fore. Feature fireplace with slate hearth and open fire inset. TV point.

### Dining room

15'4" x 11'1" (4.68m x 3.38m)  
Exposed Timber floorboard stained and waxed, uPVC double glazed window to fore, panel radiator with grills thermostatically controlled, multi bevelled glazed door through to the kitchen/dining/family room.

### L' shaped kitchen/dining/family room

max 20'3" narrowing to 9'11" x 23'6" narrowing to (max 6.18m narrowing to 3.04m x 7.17m narrowing to )  
Kitchen area having a range of fitted base and eye level units with country pine drawer and door fronts and matte granite effect worksurface over the base units incorporating a 1 1/2 bowl stainless steel sink with chrome mixer tap fitment. Plumbing for washing machine, 6 ring Belling cooker range with ceramic hob, warming plate, double oven, a grill and warming drawer. Central island unit matching the fitted base and eye level units with the matte granite effect worksurface over. Solid slate flooring, feature beam ceiling, space for an American fridge freezer, wine rack display unit. uPVC double glazed window to rear, muti glazed bevelled door leading through to the side entrance hall. Downlighting to the kitchen area and pendant lighting to the dining area. 2 panelled radiators with grills thermostatically controlled, uPVC double glazed window to side, door through to the home office.

### Home office

9'10" x 8'2" (3.02m x 2.51m )  
Solid slate flooring, uPVC double glazed window to rear, panel radiator with grills thermostatically controlled.

### Side entrance hall

uPVC double glazed door leading out to the side entrance open pillared porch and doors through to the sitting and utility room.

### Utility room

11'0" x 8'1" (3.36m x 2.48m)  
Panel radiator with grills thermostatically controlled, solid slate flooring, fitted base unit with matte granite effect worksurface over, incorporating an under mounted Belfast sink with chrome mixer tap fitment over. Plumbing for washing machine, Worcester heat slave 2025 oil fired combination boiler which serves the central heating system and heats the domestic water. uPVC double glazed window to the side, further fitted larder cupboards. Door through to shower room.

### Shower room

Corner shower enclosure with a chrome mixer shower fitment, pedestal wash hand basin and a low-level WC, panel radiator with thermostatically controlled, exposed timber floorboards. grills thermostatically controlled, solid slate flooring, double glazed window to the rear and extractor fan.

### Sitting room

15'3" m x max 12'11" into recess (4.65 m x max 3.95m into recess)  
Solid slate flooring, uPVC double glazed window to fore, panel radiator with grills thermostatically controlled, feature fireplace with multi-fuel stove on a solid slate hearth and feature exposed beam ceiling.

### 1/2 landing with staircase continuing to two further

South landing area uPVC double glazed window to rear and door leading to.....

### Master bedroom

16'0" x 15'1" (4.90m x 4.62m )  
2 uPVC double glazed windows to fore, panel radiator with grills thermostatically controlled, stained and waxed timber floorboards, uPVC double glazed window to rear, access to loft space door through to the en-suite.

### En-suite

10'2" x 6'8" (3.12m x 2.05m)  
Panel radiator with grills thermostatically controlled, uPVC double glazed window to fore, extractor, 3-piece suite comprising of low-level WC, panel bath with a Mira Sport electric shower fitment over plus hot and cold tap fitments. A pedestal wash hand basin with hot and cold tap fitments over and tiled splashback. Exposed stained and waxed timber floorboards.

### Bedroom 2

11'4" x 9'1" (3.47m x 2.79m )  
uPVC double glazed window to fore, panel radiator with grills thermostatically controlled, Oak finished flooring.

### Bedroom 3

13'2" x 16'1" (4.03m x 4.92m)  
uPVC double glazed window to fore, panel radiator with grills thermostatically controlled and exposed timber floorboards.

Rear landing with doors leading to family bathroom and bedroom 4

### Family bathroom

10'8" x 7'11" (3.27m x 2.42m)  
Double glazed Velux windows to side, downlighting, access to loft space over, 3-piece suite in white comprising of panel bath with a Newlec power shower fitment over, plus additional hot and cold water tap fitments. Pedestal wash hand basin with hot and cold tap fitments and tiled splashback. Exposed stained and waxed timber floorboards and a panel radiator with grills thermostatically controlled.

### Rear bedroom 4

15'9" x 11'10" (4.81m x 3.61m)  
uPVC double glazed window to rear, panel radiator with grills thermostatically controlled, exposed timber floorboards.

### Externally

Attached garage internal measurement 5.46m x 4.64m  
Up and over door to fore, ledge and braced pedestrian door to rear, uPVC double glazed window to rear. Lighting and power to the garage, open way through to an inner stores area measuring 1.17m.

Stone built potting shed internal measurement 3.13m x 3.99m  
original 'L' shaped original slate salting slabs window to front, side and rear. Aluminium framed double glazed entrance door. Power and lighting.

3 general purpose agricultural buildings, comprising of 1 former cubicle shed 47ft by 38ft, 1 cattle store 21ft x 47ft and 1 steel framed building 52ft x 47ft all these buildings are in need to recladding and roofing.

Stone built barn range under a pitched slate roof measuring externally 16ft x 53ft with a masonry-built lean-to.

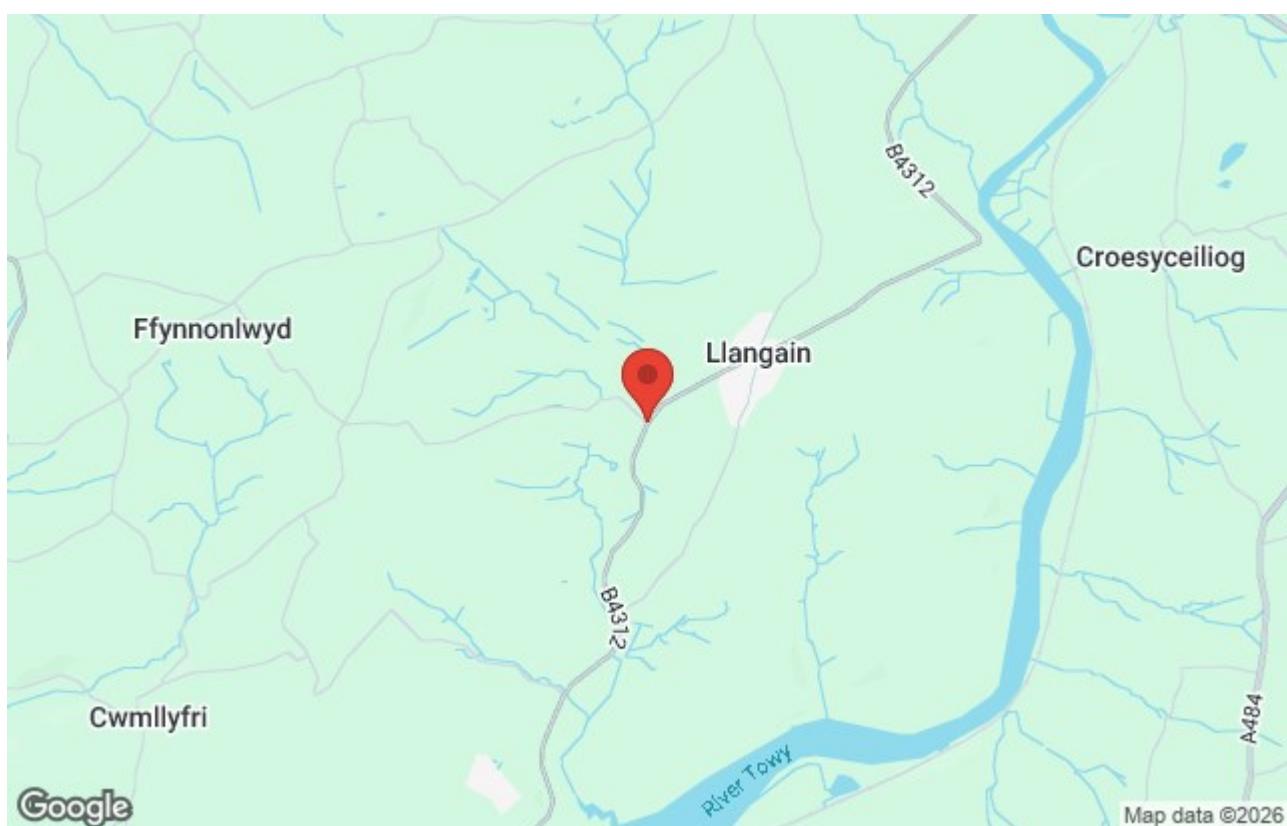
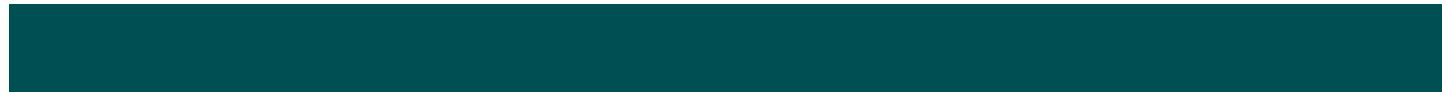
Traditionally built garage/stores with double door entrance measures approx. 16ft in depth approx. 12ft in width.

Masonry built former poultry shed externally measuring approx. 25ft x 12ft with power and lighting.

### Public Rights of Way/Easements

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.





## Floor Plan



**Type:** House

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains water and electricity, private drainage. Oil central heating.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
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