



Old Barn House Ponthenry, Llanelli, SA15 5RN

Offers In The Region Of £575,000

**** Attractive 11.31 acres or thereabouts smallholding ****

Appealing barn conversion of traditional construction affording 4/5 bedrooms

Pleasant rural location yet within easy reach of town facilities and the M4 corridor

Various outbuildings to include a traditional barn, ample parking space

A true lifestyle property that is worthy of an early inspection

EPC D

Situation

Occupying a pleasant location in the Carmarthenshire countryside in the small village of Ponthenri which is situated in the middle of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli.

The popular Ffos Las racecourse is only a short drive away from the property and the larger towns of Carmarthen and Llanelli both provide a comprehensive array of services and lie some 8-9 miles distant respectively from the property. Conveniently located, the property benefits from excellent transport links to the A48 and the M4 corridor.

Directions

From the direction of Carmarthen, proceed along the A484 roadway passing through the hamlet of Cwmffrwd, taking the B4309 in Cwmffrwd signposted 'Pontyates and Pontyberem'. Continue along the B4309 passing through Bancyapel, Pontantwn and Meinciau. Once through the village of Meinciau, you will see a signpost on the left hand side, for the restaurant "The Baltic inn", take the left hand turning and follow the lane ahead until you reach the small village. Take the first right turn as you reach the "The Baltic Inn" and follow the lane ahead until you reach the property.

What 3 Words - ///headers.blurts.tarnished

Description

An exciting opportunity to acquire an appealing smallholding in a very accessible location yet set away from the roadway, incorporating a large traditionally constructed detached barn conversion and a range of outbuildings. Occupying a generous level plot, the residence is well proportioned and ready for immediate occupation. There are various outbuildings which are suited as workshops/machinery storage but could be easily adapted for livestock purposes. An excellent opportunity to purchase a delightful lifestyle property in a pleasant location and the property is described in more detail (approx. dimensions only):

Kitchen/Dining Room 13.69" x 18.78" (3.96m.21.03m x 5.49m.23.77m)



Well proportioned affording a range of fitted wall and base units with a 'Rangemaster' oven and electric hob with an extractor fan above. 1.5 stainless steel sink with drainer unit. Enjoying a triple aspect with windows to the fore and side, radiator, part tiled walls with some exposed stone walls leading to:

Sitting Room 20'10" x 14.60" (6.35m x 4.27m.18.29m)



With patio doors that lead to the outside patio and garden area. Stone fireplace housing the oil fired Rayburn with exposed stone walling. Hard wood floor with window to the rear and radiator.

Inner Hallway 8'3" x 25'3" (2.51m x 7.70m)



With stable door, exposed stone wall and coat hanging area. Hard wood stairs lead to the first floor.

Snug/Office 12'8" x 14'9" (3.86m x 4.50m)



The focal point of the room is the wood burning stove with hard wood floor, window to side and radiator. Hard wood glazed door leads to the outside.

Cloak Room 6'8" x 7'2" (2.03m x 2.18m)

With utility facility, W.C. and wash hand basin.

Bedroom 5/ Utility Room 13'3" x 17'7" (4.04m x 5.36m)



Utility room with potential for a 5th bedroom. Includes an

electric 'P' shaped shower and wash hand basin with vanity unit above. Room for fridge, freezer etc. Hard wood floor and glazed door with exposed stone wall.

First Floor Landing 3'9" x 27'24" (1.14m x 8.23m)



Hard wood floor, 'velux' window, storage space and radiator with doors leading to:

Family Bathroom 7'6" x 15'5" (2.29m x 4.70m)



'L' shaped bathroom with 'velux' windows including W.C., free standing roll top bath with hand held shower attachments, wash hand basin, radiator and radiator style towel rail.

Bedroom 4 13'5ft x 10'2" (4.09mft x 3.10m)



Incorporating two 'velux' windows, hard wood floor, radiator and exposed stone wall.

Bedroom 2 21'10" x 10'2" (6.65m x 3.10m)



Incorporating two 'velux' windows, radiator, shower, towel style radiator and wooden floor.

Bedroom 3 12'6" x 10'2" (3.81m x 3.10m)



Benefitting from two 'velux' windows, radiator and wooden floor.

Master Bedroom 18'6" x 12'8" (5.64m x 3.86m)



With two 'velux' windows, radiator, wooden floor and concealed ceiling lights.

External and Patio Area



The property sits within large grounds with a secure garden and parking area for multiple cars. Delightful patio area to the rear which overlooks the grounds. There is considerable potential to develop the grounds further, offering considerable scope to any keen gardener.

Traditional Stone Barn



Detached stone barn. Dry storage/ Log storage area.

Outbuildings

Workshop approx. 21ft x 45ft with concrete floor.

Store shed approx. 21ft x 60ft with hard standing floor.

Steel framed shed 30ft x 30ft (in the process of being roofed)

Approximate measurements only.

Ideally suited for machinery storage or could easily be adapted for livestock purposes.

The Land

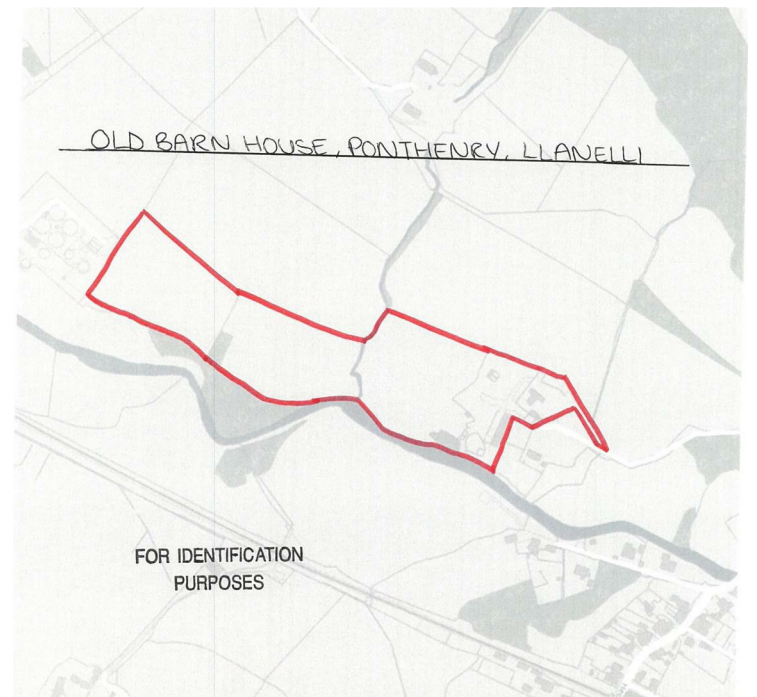


Extending to some 11.31 acres in total, the land is level and laid to permanent pasture and is ideally suited to those looking for land for livestock or those looking to embark on a conservation project. Please note that the vendor will be erecting a new boundary within field 2.

More land is available upon request.

N.B. There are footpaths crossing the land.

Land Plan



Services

The property has the benefit of mains electricity and water together with private drainage. Oil fired central heating with an Oil fired Rayburn.

Local Authority

Carmarthenshire County Council, County Hall, Carmarthen.
Tel. 01267 234567

Tenure

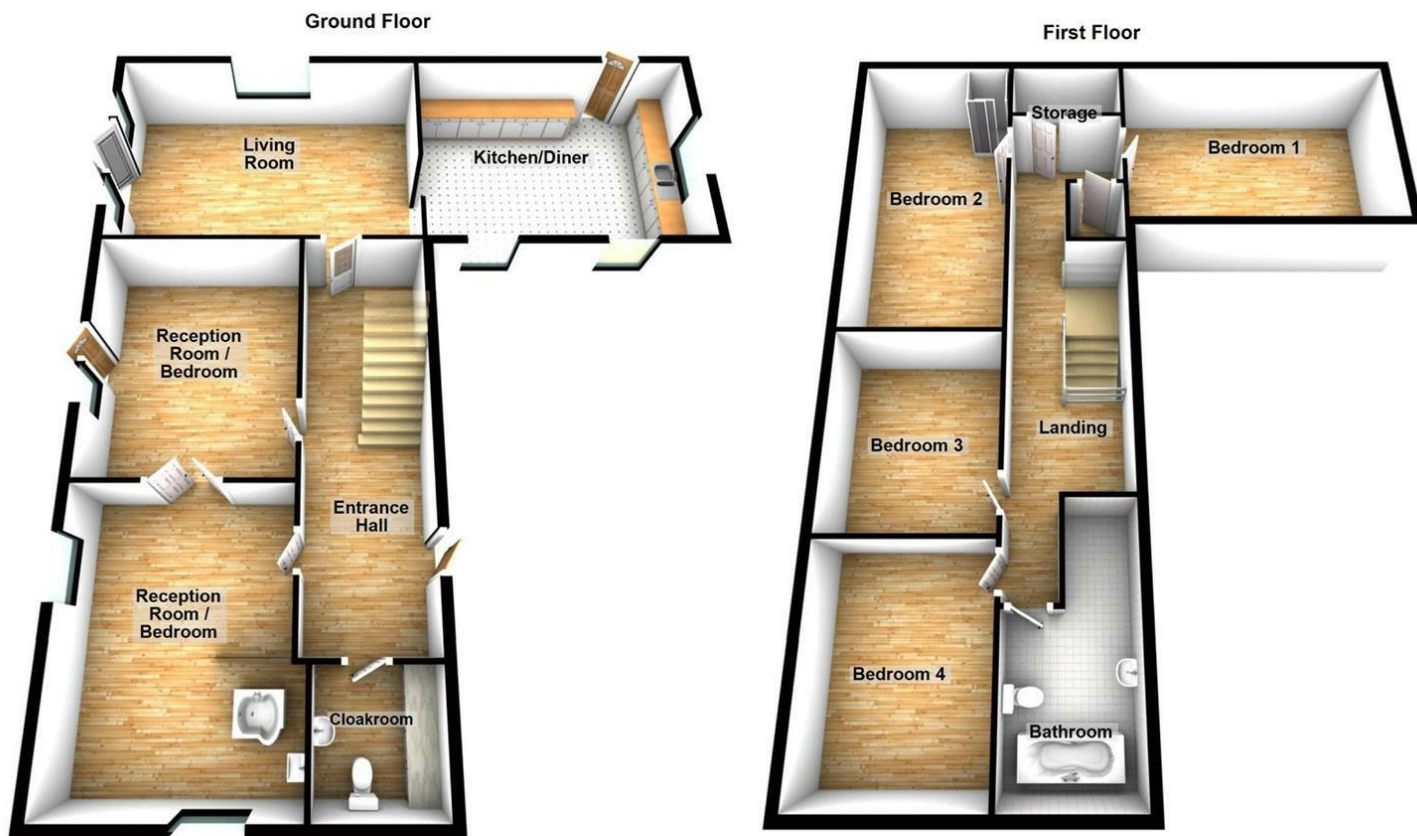
The property is Freehold of tenure with vacant possession upon completion. (Legal adviser to confirm)

Legal right of way along the lane to the property.

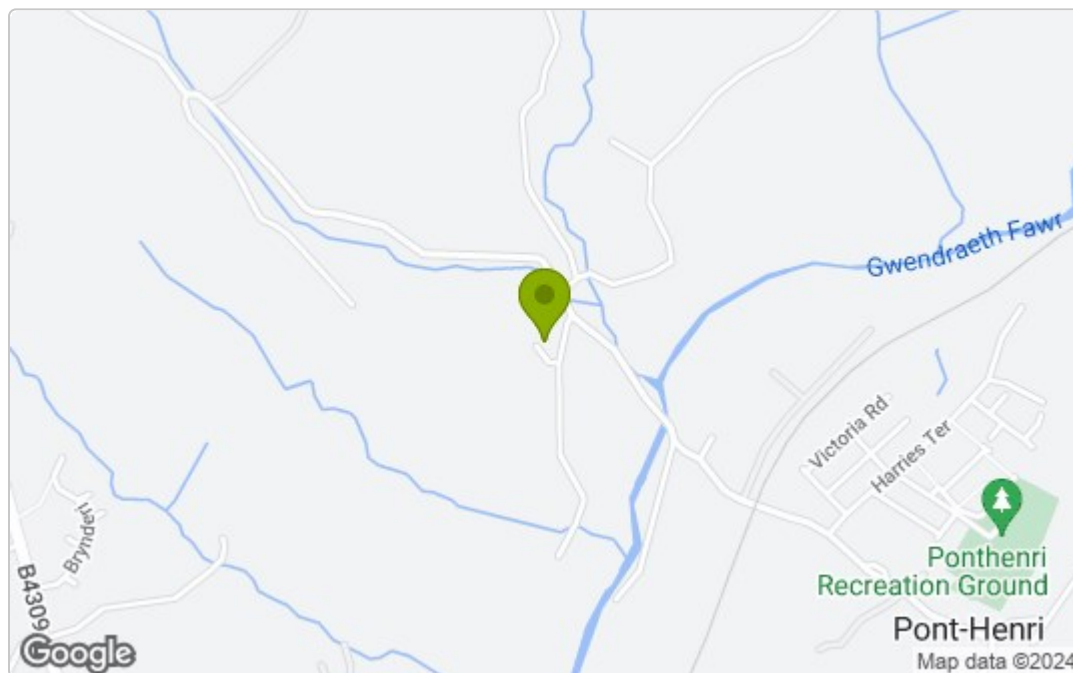
General Remarks

An excellent opportunity to acquire a delightful smallholding with the benefit of an appealing barn conversion and land in an accessible and convenient location to the larger towns of the area. Please note that offers would be considered for more land. Viewing is highly recommended.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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