



## Penybont Farm, Felingwm, Carmarthen SA32 7PR

**Offers in the region of £335,000**

Versatile 21 Acre Small Holding In Village Location  
2 Bedroom Cottage Style Property Being Well Presented  
Various Outbuildings Land In One Adjoining Block  
Picturesque Village Location 8 Miles From Carmarthen Town

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NT/RO/66544/280918

## DESCRIPTION

21 acre versatile smallholding suitable for various uses including equestrian. A character 2 bedroom cottage style property which could be extended to the side into the adjoining building. Ample parking area, various outbuildings suitable for various uses including stables. The 21 acres is situated to the side and rear of the property edged by a small river in places and the land, some of which is level and some sloping, divided into confidently sized paddocks. Situated in the rural village of Felingwm which has a public house, situated between Brechfa and Nantgaredig. Brechfa is now well known for endurance riding both by bike and horseback. Nantgaredig is a sought after village in the heart of the picturesque Towy Valley and just off the Cothi Valley, also Carmarthen Town which offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station also M4 dual carriageway connection. Other places of interest include Llandeilo which is 10 miles approx, well known for its eateries, popular traditional boutique style shops, gin bars etc. The National Botanic Gardens of Wales is 7 miles approximately at Porthyrhyd which also gives access to A48 which connects up to the M4.

## HALLWAY

Radiator, stairs to first floor, tile floor, doors to;

## LIVING ROOM

25'5 x 10'10 (7.75m x 3.30m)  
Victorian style fireplace with electric flame effect fire inset, exposed beams, window to front and rear, 2 radiators.

## KITCHEN/DINING ROOM

32'8 x 10'10 (9.96m x 3.30m)  
Range of wall and base units with worktops over, central unit, cooking range which runs off bottled gas, gas hob with extractor fan over, sink unit, tiled floor, feature beams, double aspect to front and rear, doors to;

## UTILITY

6'7 x 5'11 (2.01m x 1.80m)  
Plumbing for washing machine, door and window to rear.

## WET ROOM

Walk-in shower, WC, wash hand basin, window to rear, tiled walls, airing cupboard, steps to;

## STORE ROOM

10'1 x 6'8 (3.07m x 2.03m)  
Step down from kitchen, radiator, power connection, possibility for extension subject to necessary and building regulations consent.

## WORKSHOP

10'2 x 9'8 (3.10m x 2.95m)  
Door and window to rear, accessible by its own front door, could form a larger room with store room as an extra bedroom/office subject to planning.

## FIRST FLOOR LANDING

### BEDROOM ONE

16'5 x 9'2 (5.00m x 2.79m)  
Restricted head room, window to rear.

### OFFICE

6'11 x 6'7 (2.11m x 2.01m)  
Part restricted head room, radiator.

### BEDROOM TWO

16'5 x 9'2 (5.00m x 2.79m)  
Part restricted head room, window to rear.

## EXTERNALLY

Front drive leading down to the main parking and turning area, also having parking area to front of property and small forecourt. Adjoining the property is a corrugated iron **STORE SHED/WORKSHOP**. To the rear of the property is the former lawned garden and vegetable garden, further outbuildings include **HAYBARN**, implement **STORE SHED 54' x 18'** split into two. Also includes a **STABLE 12' x 12'**, 3 bay **BARN 38' x 18'** suitable for equipment or livestock with gated entrances to each section. A bridge over a small river leads to a further hard standing area with four 20' **STEEL CONTAINERS** in various states of repair and an old corrugated building. To the side of this area is static caravan which has been in place for several years, currently unused and would need to be replaced

by a newer aversion or removed completely. The land accessed by its own track amounts to 21 acres approximately, divided into conveniently sized paddocks. We are informed that the boundary fencing is of a good standard with mature hedges and sheep/cattle fencing, with the internal area being divided into 4 paddocks. Immediately to the rear is a level, 2 paddocked area, sloping off and access to the third field along is sloping with the furthest field being gently sloping.

## SERVICES

Mains water, electric and drainage are connected to the property with oil fired central heating system.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail

carmarthen@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisCarm or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

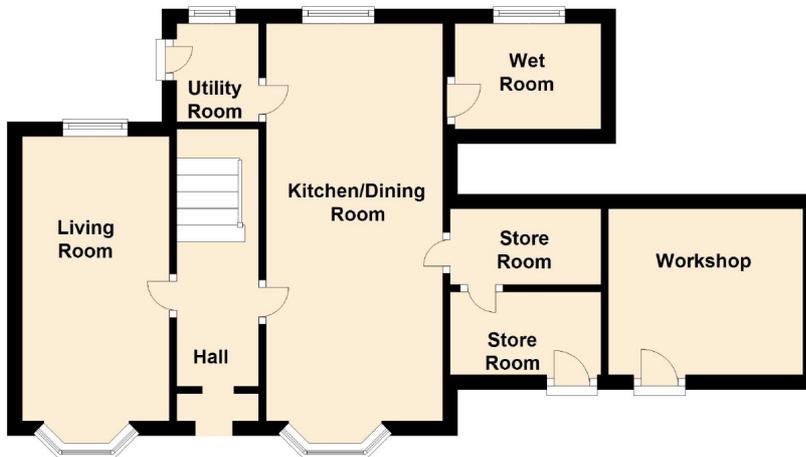
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Carmarthen take the A40 East signposted Llandeilo. Travelling for approximately 5 miles in the village of Nantgaredig, turn left onto the B4310 signposted Brechfa, follow this road passing through the village of Felingwm Isaf. Continue on and enter the village of Felingwm Uchaf, go over the narrow bridge and the property will be found being one of the first on the right, shown by a John Francis For Sale Board.

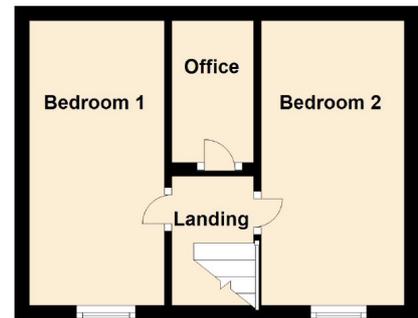
## Ground Floor

Approx. 454.0 sq. feet



## First Floor

Approx. 212.4 sq. feet



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