



Boat Barn Rhosfa Road, Upper Brynamman, Ammanford, Carmarthenshire SA18 1DF

- Part Renovated Stone Barn with Full Planning Consent for Residential Conversion
- Tranquil Location on edge of Brecon Beacons National Park
- Superb project to create wonderful family home
- Viewing recommended to appreciate the space and setting
- Close to all local amenities
-

£274,950

Strictly By Appointment Only - Contact Swansea Office - 01792 650705

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De La Beche Street
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SA1 3HH

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General Description

The Boat Barn offer the perfect opportunity for the right person to create a wonderful family home with landscaped gardens in this tranquil location overlooking the open countryside, however close to all transport links. The traditional stone barn offers a wealth of character and benefits from full planning consent for the conversion into a 3-bedroom family home, which has already been renovated externally.

Once renovated internally, the Boat Barn will provide a wonderful open plan kitchen-dining-living room with commanding views over the private gardens and open countryside, the perfect space for families and to entertain friends. There is also a separate living room with views to the open countryside, a cloakroom and 3 double bedrooms, all with en-suite bathrooms.

Externally, the Barn sits within a generous sized lawn garden to the front and side with breathtaking mountain views over the Brecon Beacons National Park.

Accommodation

Once Converted:

3 Bedrooms all benefiting from en-suite bathrooms, Open plan kitchen, cloakroom dining and living area and a separate living room. Please see Floor plan for proposed conversion.

Rights of Way and Easements

The property is sold subject to all existing rights of way, wayleaves and easements (if any).

Services

Mains electricity, mains water

Tenure

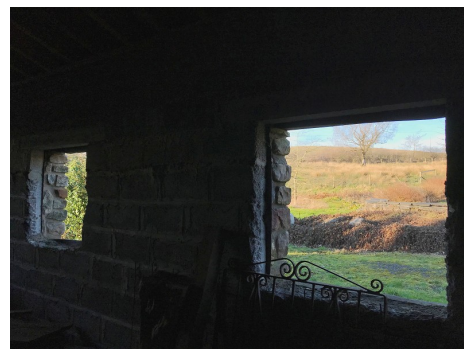
We are informed that the tenure is Freehold

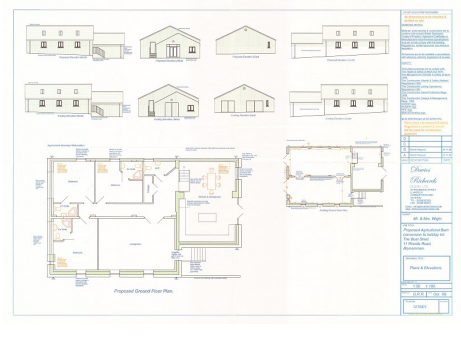
Council Tax

Band Not Specified

Directions

Proceed along the main highway from Ammanford (A474/A4069) into Brynamman, take a left hand turn for Rhosfa Road. The Dairy Barn, Rhosfa Farm is located some 1/4 mile on the left hand side. SAT NAV- SA18 1DF.



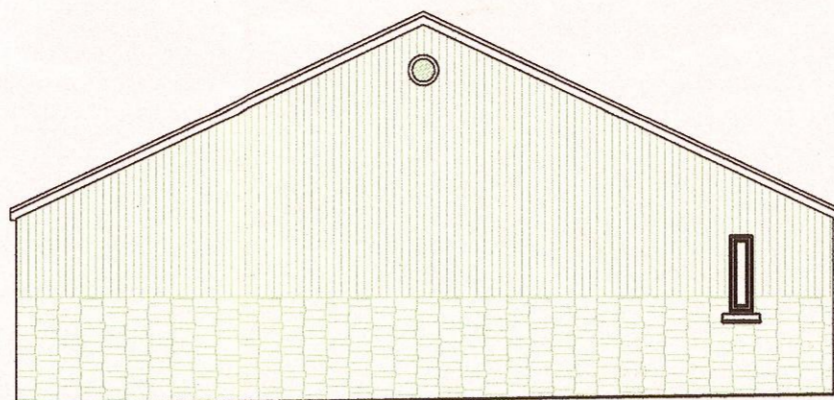




Proposed Elevation (North)



Proposed Elevation (West)



Proposed Elevation (East)



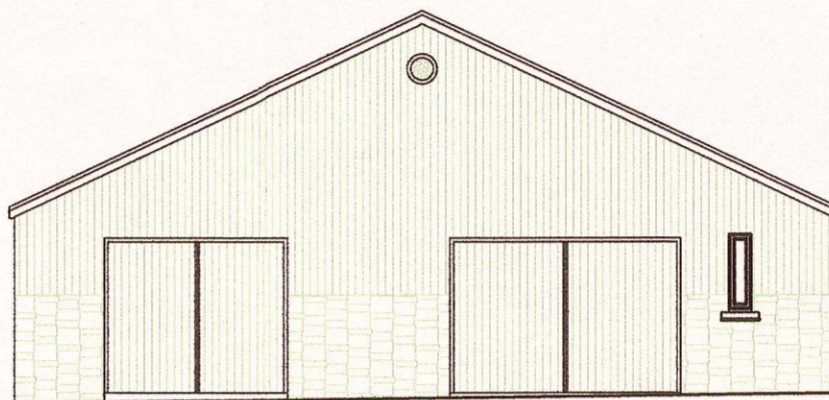
Proposed Elevation (South)



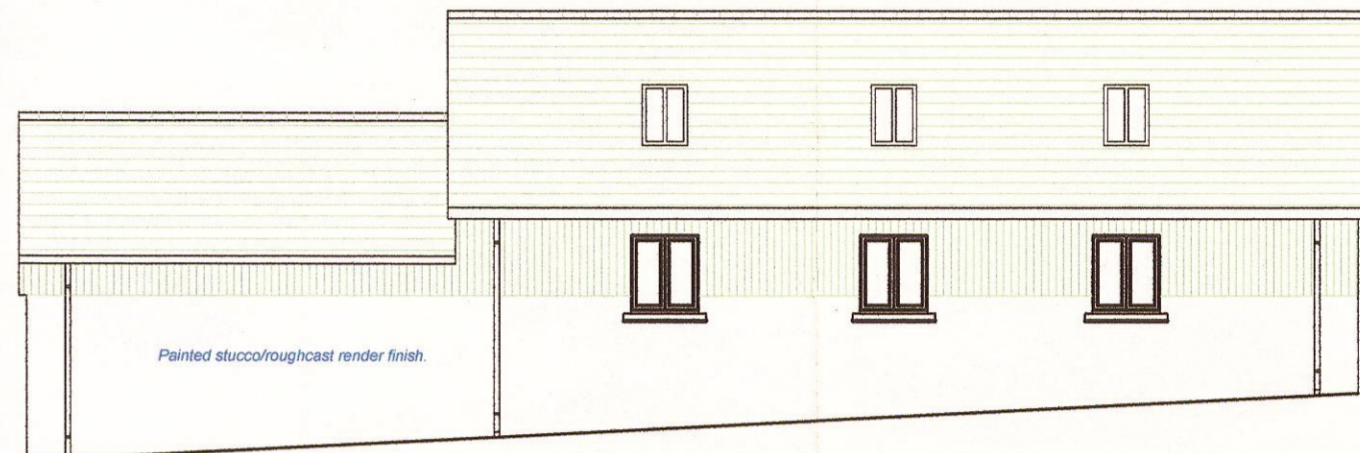
Existing Elevation (North)



Existing Elevation (West)

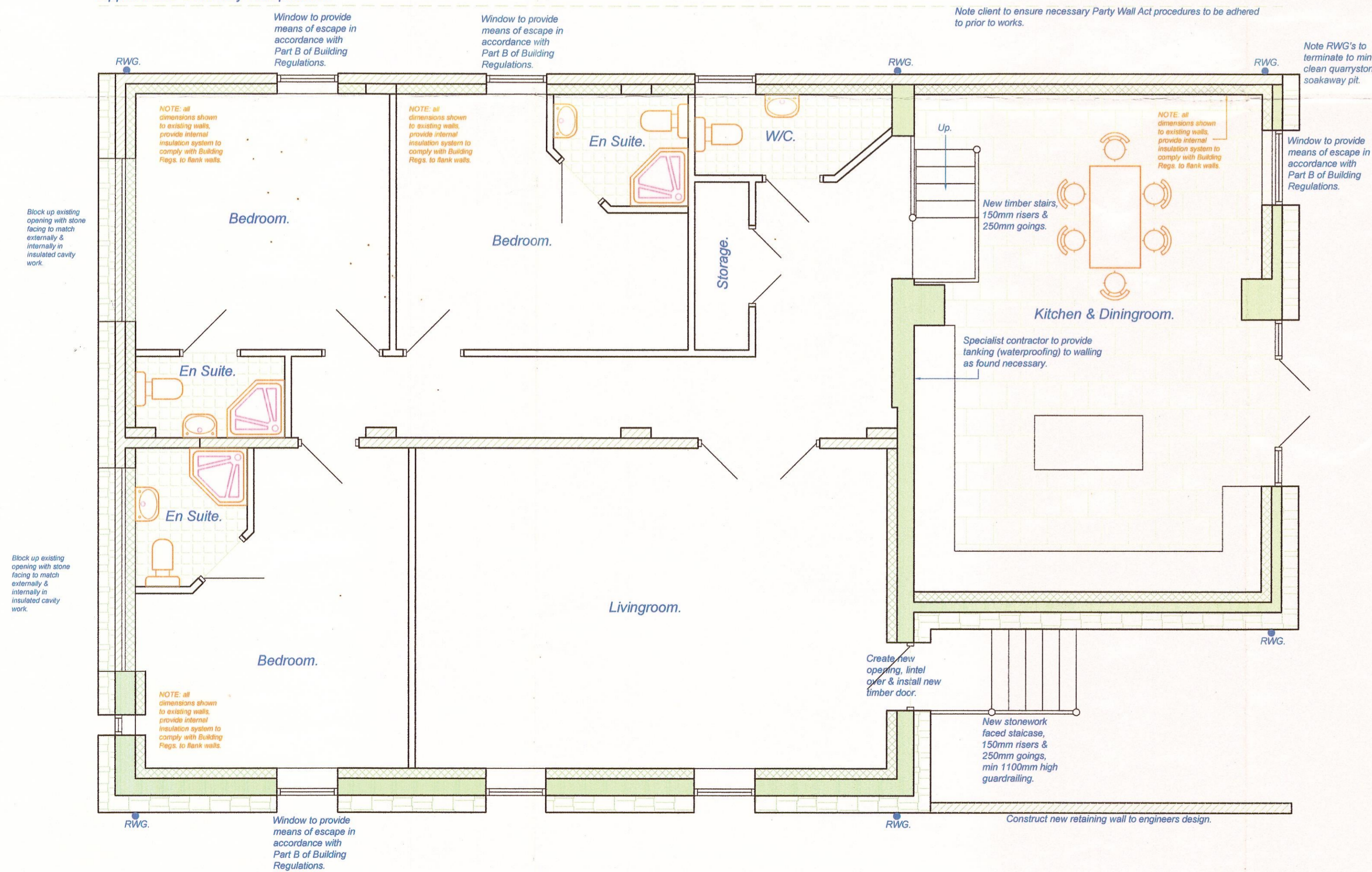


Existing Elevation (East)

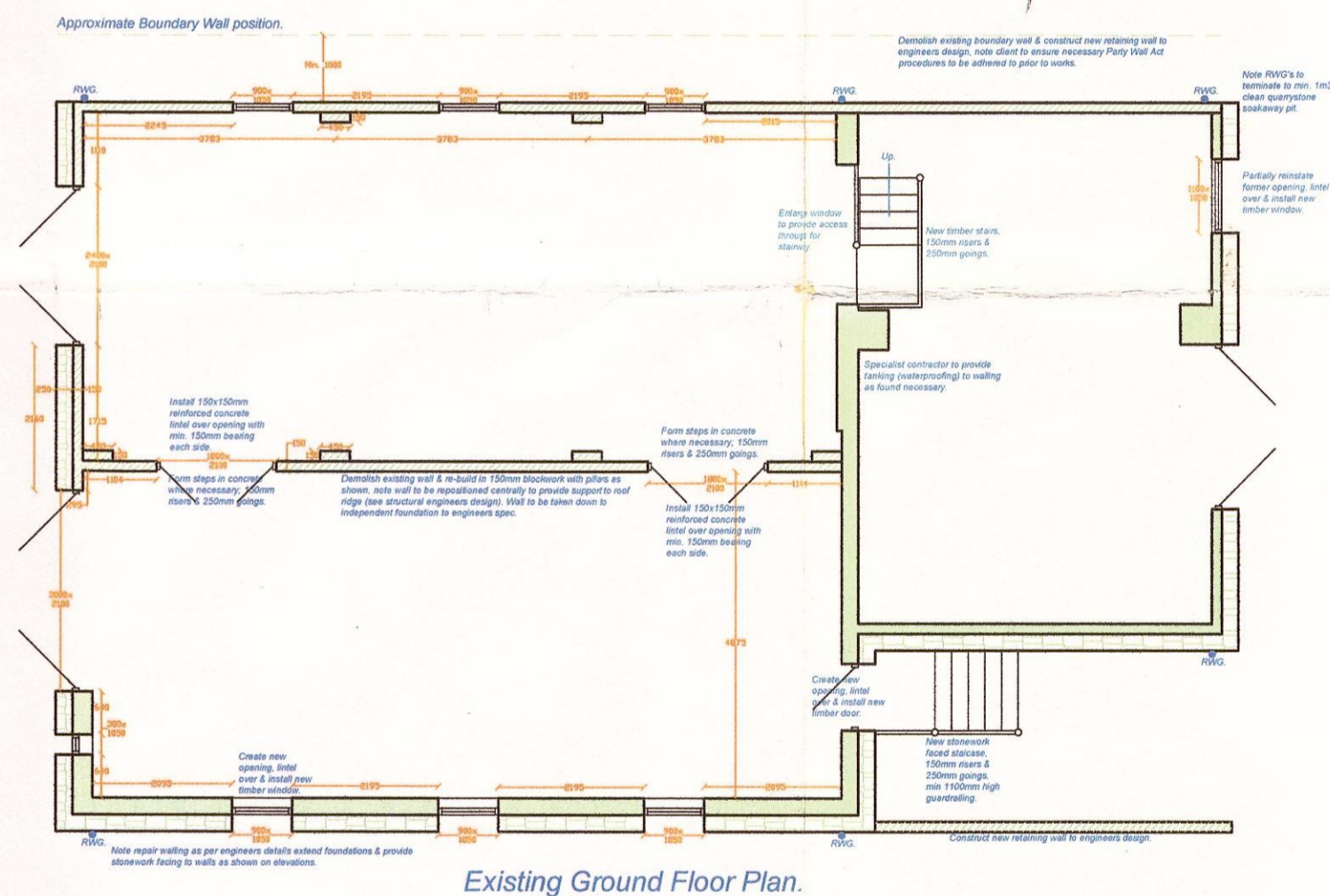


Existing Elevation (South)

Approximate Boundary Wall position.



Proposed Ground Floor Plan.



Existing Ground Floor Plan.

DO NOT SCALE FROM THIS DRAWING.

All dimensions to be checked & verified on site.

GENERAL NOTES:

Material, workmanship & construction are to conform with current British Standards, Codes of Practice, Agreement Certificates & Manufacturers recommended specifications and are to fully comply with the Building Regulations, related approved documents & legislation.

All services are to be installed in accordance with statutory authority regulations & by-laws.

SAFETY:

All builders practices are to comply with:
The Health & Safety at Work Act 1974.
The Management of Health & Safety at Work 1999.
The Construction (Health & Safety Welfare) Regulations 1996.
The Construction (Lifting Operations) Regulations 1961.
The Construction (Head Protection) Regs. 1989.
The Construction (Design & Management) Regs. 1994.
COSHH regs.
PUWER regs.
PPE regs.
Manual Handling regs.

go to www.hse.gov.uk for further info.

Plans have not received Building Regulations consent & should not be used for construction purposes.

D		
C		
B	Clients Request.	26.11.08
A	Clients Request.	24.11.08
REV	DESCRIPTION	DATE

Davies Richards

DESIGN LTD.
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CLIENT :

Mr. & Mrs. Wight.

JOB TITLE :

**Proposed Agricultural Barn conversion to holiday let:
The Boat Shed,
11 Rhosfa Road,
Brynamman.**

DRAWING TITLE :

Plans & Elevations.

Original paper size - A1

SCALE : **1:50 1:100.**

DRAWN BY : **G.R.R.** DATE : **Oct. '09.**

PLAN No	REVISION
1210/01.	

DO NOT USE FOR CONVEYANCING PURPOSES