



## Waun Gafr, Waunhwyad Lane, Glanamman, Ammanford, Carmarthenshire SA18 2AJ

£525,000 For Sale

### Property Features

- \*\* Of particular interest to equestrian enthusiasts \*\*
- Well-presented 6.50 acre equestrian holding
- Spacious 6-bed dormer bungalow with flexible living accommodation
- 5 stables, tack room, general storage outbuildings and 20m x 40m menage
- Close to village amenities and within 9 miles of the M4 at Junction 49 (Pont Abraham).
- Edge of Brecon Beacons National Park and Black Mountains

### Property Summary

A conveniently situated 6.50 acre equestrian / small holding comprising a well-presented 6-bedroom, 3 reception room and 3 bathroom detached dormer bungalow with landscaped grounds, 5-stables, a sand menage and grazing land, situated on the outskirts of the popular village of Glanamman and a stones throw from the Brecon Beacons National Park and Black Mountains.



## Full Details

### Overview

A conveniently situated 6.50 acre equestrian holding comprising a well-presented 6-bedroom, 3 reception room and 3 bathroom detached dormer bungalow with landscaped grounds, 5-stables, a sand school / menage and grazing land.

### Situation

The property is situated on the outskirts of the popular village of Glanamman, a stones throw from the Brecon Beacons National Park and Black Mountains. The village itself is home to a wide range of local amenities and services to include village shop, Post Office, public houses, takeaway outlets and local hospital. The Beacons Equestrian Centre is also nearby for the equestrian enthusiasts.

## ACCOMMODATION

### GROUND FLOOR

#### Dining Room / Lounge

7.6m x 4.5m (24' 11" x 14' 9")  
Patio Door. Radiators.

#### Kitchen

3.4m x 3.7m (11' 2" x 12' 2")  
Wall and base units. AGA. Sink and Tap. Window to rear.

#### Living Room

4.4m x 4.9m (14' 5" x 16' 1")  
Window to front. Log Burner.

#### Bedroom 1

2.6m x 4m (8' 6" x 13' 1")  
Window to rear. Built in wardrobes. Radiator.

#### Gym / Bedroom

4m x 2.6m (13' 1" x 8' 6")  
Window to front. Built in wardrobes. Radiator.



### Bedroom 3

3.7m x 2.7m (12' 2" x 8' 10")  
Window to front. Built in wardrobes. Radiator.

### Bathroom

2m x 2.2m (6' 7" x 7' 3")  
Bath with shower head. W.C. Wash hand basin. Radiator.  
Window to side.

### Bedroom 4

3.5m x 2.7m (11' 6" x 8' 10")  
Window to rear. Radiator.

### Utility Room

1.8m x 2.7m (5' 11" x 8' 10")  
Wall and base units. Cooker with hob. Plumbing for washing machine.

### Shower Room

1.8m x 1.6m (5' 11" x 5' 3")  
Shower. W.C. Wash hand basin.

### Bedroom 5

3m x 3.8m (9' 10" x 12' 6")  
Window to rear. Radiator.

### Living Room 2

2.9m x 4.5m (9' 6" x 14' 9")  
Window to front. Radiator.



## FIRST FLOOR

### Office/ Bedroom

3.2m x 4.7m (10' 6" x 15' 5")

### En-Suite

1.5m x 3m (4' 11" x 9' 10")  
Bath with shower head. W.C. Wash hand basin. Window to side.





## EXTERNALLY

### Grounds & Gardens

The property benefits from a gated entrance leading into a driveway with ample parking area to the front and landscaped grounds. A driveway leads to the side of the bungalow to the rear stables, menage / sand school and the land. Immediately to the rear of the bungalow is an enclosed landscaped lawn garden with shrubs and trees.

### Outbuildings

#### Stable 1

12m x 12m (39' 4" x 39' 4")

#### Stable 2

12m x 12m (39' 4" x 39' 4")

Electric.

#### Stable 3

12m x 12m (39' 4" x 39' 4")

Electrics.

#### Stable 4

12m x 12m (39' 4" x 39' 4")

Electrics.

#### Stable 5

12m x 12m (39' 4" x 39' 4")

Electrics.

#### Store Shed

8m x 12m (26' 3" x 39' 4")

Electrics.

#### Store Shed 2

10m x 12m (32' 10" x 39' 4")

Electrics.

#### Menage / Arena

40m x 20m (131' 3" x 65' 7")



## Land

The land is approximately 6.5 acres split into two lots.

## FURTHER INFORMATION

### Tenure

We understand that the property is held freehold basis with vacant possession upon completion.

### Services

We understand that the property benefits from mains water, electricity and drainage.

The house is heated separately one side via Baxi Boiler and the other side is heated via the AGA.

### Energy Performance Certificate (EPC)

EPC Rating E (40).

### Council Tax Band

Carmarthenshire County Council Band E - approx. £2,332.81

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

### Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.


### Local Authority

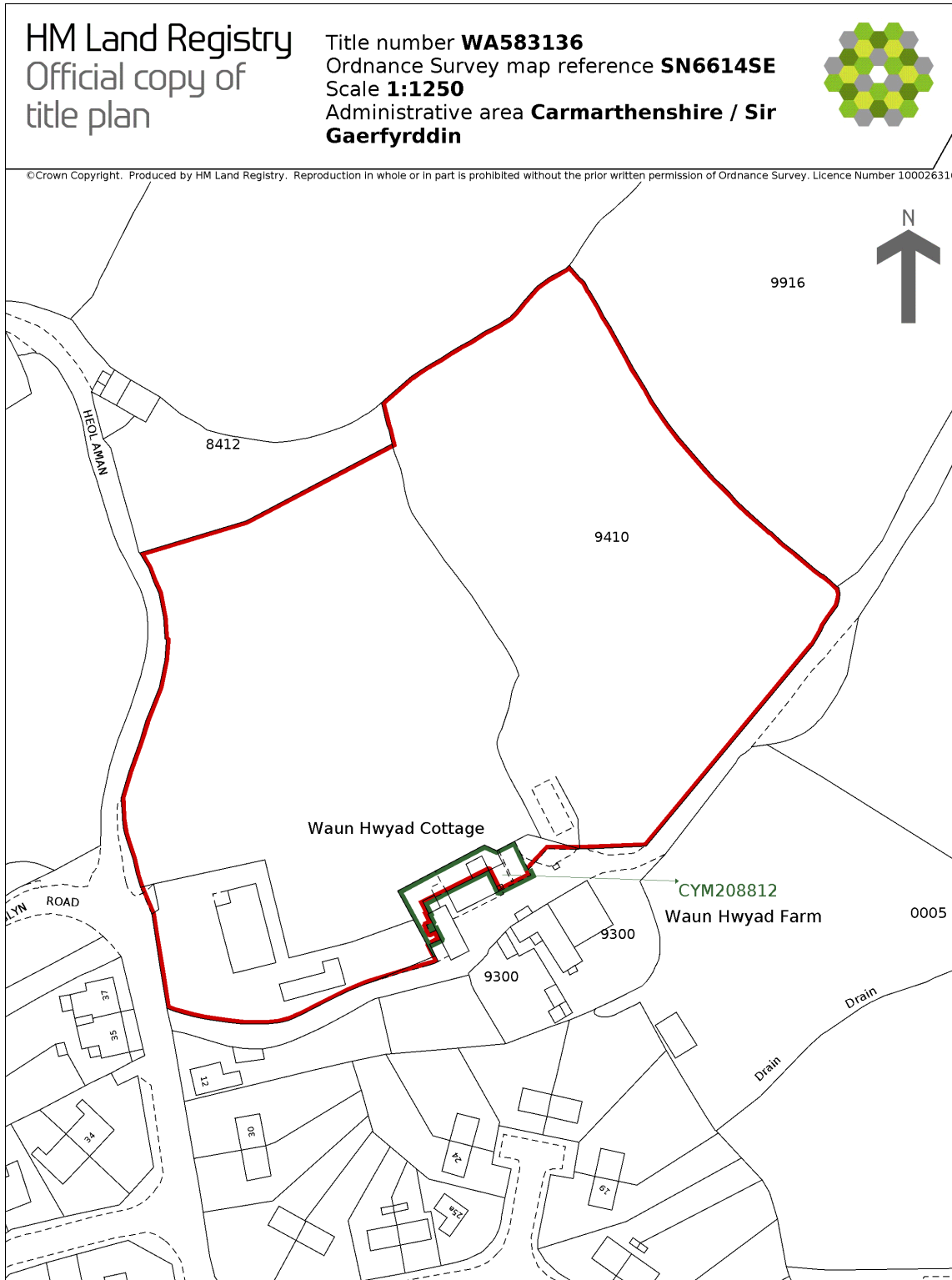
Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.  
Tel: 01267 234567



## Viewing

Strictly by appointment with Sole selling agents, please contact 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk) for further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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