



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

£249,950 For Sale

Property Features

- 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
- Approx 3/4 acre of land available by separate negotiation

Property Summary

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.



Full Details

Boat Barn

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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.

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 underground connection point approx 2 metres from the Barn. Mains water can be provided.

Tenure

We are informed that the tenure is Freehold.



Directions

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



