

Ref: 0abe57

Abernennog, Gwernogle, Carmarthenshire, SA32 7SA

**Charming 3 Bed Country Property with Circa 9 Acres of woodland and pasture/amenity land, enjoying a rural, picturesque, sylvan setting in Brechfa Forest, yet within easy driving distance of villages and towns**

Gwernogle hamlet 0.3 miles, Brechfa 3½ miles, Llanllwni 5½ miles, Llandysul 10½ miles, Carmarthen 15 miles



The property is a Registered Smallholding of circa 9 Acres in the heart of Brechfa Forest with miles of diverse countryside all around, rich in beauty and wildlife with a network of paths, bridleways and country lanes for riding and rambling. A few miles to the south and east are the forest's famous mountain-biking trails near Brechfa and Abergorlech in the lovely Cothi Valley.

**Cottage** – The delightful period cottage is stone built with a slate roof and later additions, having the benefit of mainly wood-framed double glazing, oil-fired central heating, and well presented accommodation comprising:-  
Ground Floor: Porch/Boot Room, Sitting Room, Garden Room, Lounge, Kitchen, Dining Room, Utility Room, Shower Room. First Floor: 3 Bedrooms and Bathroom. (EER: D).

**Double Timber Stable Block** – with Adjoining Hay Store and Feed/Tack Room.

**Circa 9 Acres (to be confirmed)** – to include c.5 acres of oak and ash woodland and c.4 acres of pasture/amenity land, with the pretty River Nennog to part of the boundary.

**Location** – In peaceful rurality, a third of a mile north of Gwernogle hamlet on the River Clydach, and within easy driving distance of villages and towns. Brechfa is 3½ miles distant with a community shop and Llanllwni village is 5½ miles away with a shop, primary school and pubs. Fuller amenities are available at Llanybydder, 9¼ miles, and Llandysul, 10½ miles distant, whilst the county town of Carmarthen is 15 miles away with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road.

**Price Guide: £325,000**

## THE ACCOMMODATION COMPRISES:

### Ground Floor –

- ENTRANCE PORCH/  
BOOT ROOM:** 9'8" x 7'9". A solid wood entrance door with glass panel to one side leads into the Porch, with tiled floor, window to the side, built-in storage cupboards and half glazed door leading into the Lobby Area, which opens out into the Sitting Room.
- LOBBY AREA:** Exposed ceiling timbers, terracotta tiled floor, staircase to the first floor, stable door to the Kitchen, and wide archway opening out into the Sitting Room.
- SITTING ROOM:** 14'3" x 12'6". Exposed stone chimney breast with fireplace housing a multi-fuel Villager cast-iron stove on a slate hearth, terracotta tiled floor, exposed ceiling timbers, understairs storage cupboard, window to the front aspect, and opening leading through to the Garden Room.
- GARDEN ROOM:** 12'8" x 5'3". Vaulted ceiling with exposed timbers, patio doors leading out to the decked verandah with a lovely outlook across the meandering River Nennog at a lower level and access to a pathway leading round to the gardens, tiled floor, and double fully glazed doors into the Lounge.
- LOUNGE:** 21'6" x 13'5". A lovely room with a vaulted ceiling with exposed timbers, tiled floor, two windows to the front aspect, one to the side and another large window to the other side, also overlooking the river, plus further small window to the side.
- KITCHEN:** 12'9" x 7'. Accessed from the Lobby Area, with bespoke range of wooden wall and base cupboards with tiled work surface, Belfast sink with slate work surface either side, space and plumbing for a dishwasher, cooker control point, fully tiled recess housing the multi-fuel Rayburn range providing cooking facilities, ample space for an upright fridge/freezer, exposed ceiling timbers, terracotta tiled floor, dual aspect with windows to the front and rear, short passageway through to the Dining Room.
- DINING ROOM:** 16'5" x 7'1". Stable door to the front elevation, two windows to the front, exposed ceiling timbers, terracotta tiled floor, and door through to the Utility Room.
- UTILITY ROOM:** 7'1" x 6'7". Range of cream wall and base units with granite-effect work surface, stainless steel sink unit, plumbing and space for a washing machine, space for a fridge, terracotta tiled floor, exposed ceiling timbers, window to the rear aspect, and door through to the Shower Room.
- SHOWER ROOM:** 9'2" x 6'7". Fully tiled shower enclosure, wall-mounted wash hand basin and close coupled W.C., heated ladder-style towel rail, Boulter Camray oil-fired boiler in one corner serving the central heating and hot water system, terracotta tiled floor, exposed ceiling timbers, obscure-glass window to the rear aspect.

### First Floor –

- LANDING:** Turning staircase from the Lobby Area leads up to a half landing with window to the rear and partially exposed purlin, then continues up to the first floor landing with doors off to the bedrooms and bathroom.
- BEDROOM 3:** 14'5" x 6'9". Currently used as a dressing room, with door through to Bedroom 1. Partially exposed A-frames and purlins, window to the front and Velux roof light to the front aspect overlooking the pretty front gardens.
- BEDROOM 1:** 16'5" x 14'3". Accessed through Bedroom 3, with vaulted ceiling with exposed beams and timbers, built-in wardrobe, triple aspect with windows to the side, front and rear, enjoying delightful outlooks across the property's gardens and grounds.

**BEDROOM 2:** 14'4" x 8'8". Partially exposed A-frames and purlins, built-in wardrobe, built-in storage cupboard, and airing cupboard, window to the front and Velux roof light to the front aspect, also overlooking the lovely gardens.

**BATHROOM:** 6'11" x 5'5". Cream suite comprising panelled bath, pedestal wash hand basin, and close coupled W.C., partially exposed A-frame and purlin, partially tiled walls, window and Velux roof light to the front aspect.

**N.B. Floor plans can be found at the end of these particulars.**

## **EXTERNALLY:**

**THE APPROACH:** The property is approached along a very quiet no-through country lane (which also serves another couple of properties) north of the hamlet of Gwernogle. The lane crosses a ford (with adjacent pedestrian footbridge) before coming to Abernennog, a short distance further along adjacent to the lane.

## **STABLE BLOCK, TACK/FEED ROOM & HAY STORE:**

Timber stable range beyond the house, at a higher level, providing 2 Stables with adjoining Hay Store and Feed/Tack Room.

Currently the two stables have been opened up to provide one large stable with two stable door entrances, measuring 17'8" x 10', although this could easily be re-partitioned back into two stables if required.

Tack/Feed Room measures 10'1" x 10", with power and lighting, accessed via double full-height doors to the front.

Hay Store measures 21'6" x 10', and has a wide opening to the end elevation and a pedestrian door to the front.

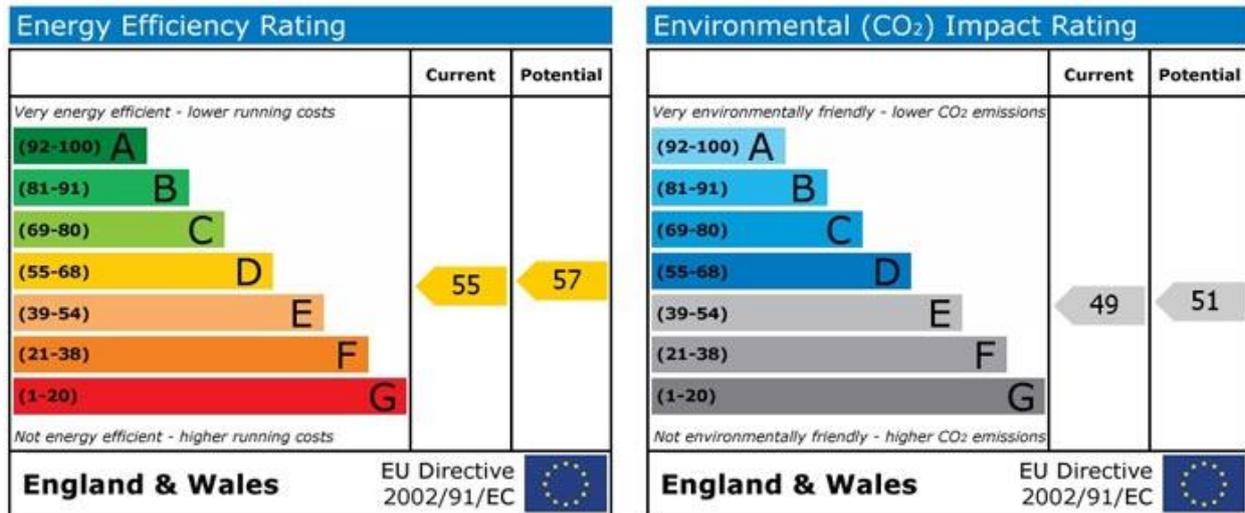
## **GARDENS, GROUNDS & LAND:**

The delightful, extensive gardens to the front of the cottage are on two tiers with lawns and a wide variety of mature specimen shrubs and trees, together with flower beds and a patio. There is a timber Summerhouse near the stable block and a wood store to the rear of the block, and also a garden shed and a timber store at the rear of the residence. The minor River Nennog flows by at a lower level to the rear of the cottage, providing a charming natural feature.

We are informed that the property amounts to approximately 9 Acres in all (to be confirmed), including c.5 acres of established oak and ash woodland and c.4 acres of pasture/amenity land, which is on a higher level and accessed through part of the property's woodland via a dressed stone track.

With its variety of habitats, the property is a haven for wildlife and a delight for nature lovers and bird-watchers with interest throughout the seasons.

## ENERGY PERFORMANCE:



## SERVICES:

We understand that the property is connected to mains water and mains electricity and has a private drainage system. The residence has oil-fired central heating via a boiler. Telephone (with Broadband available) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

## COUNCIL TAX:

We are informed that the property is within Council Tax Band "F" (Carmarthenshire County Council)

## FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

## TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

## VIEWING:

By appointment with **PROFILE HOMES**



Tel: 01550 777790

Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)

Website: [www.profilehomes.com](http://www.profilehomes.com)

## THE LOCALITY:

**Brechfa Forest** is the largest area of Forestry Commission property in Wales, covering around 50 square miles, with forested hills, sparkling streams and river valleys, open tracts and unspoilt environments for wildlife, containing an extensive network of paths, tracks, and bridleways, winding forest lanes and mountain-biking courses. The forest was a Royal hunting ground in the middle ages and it was originally an oak forest, although now it is mainly coniferous with a few stands of deciduous trees. **Brechfa village** near the River Cothi (renowned for its salmon and sea trout) is 3½ miles from the property southerly with a community shop.

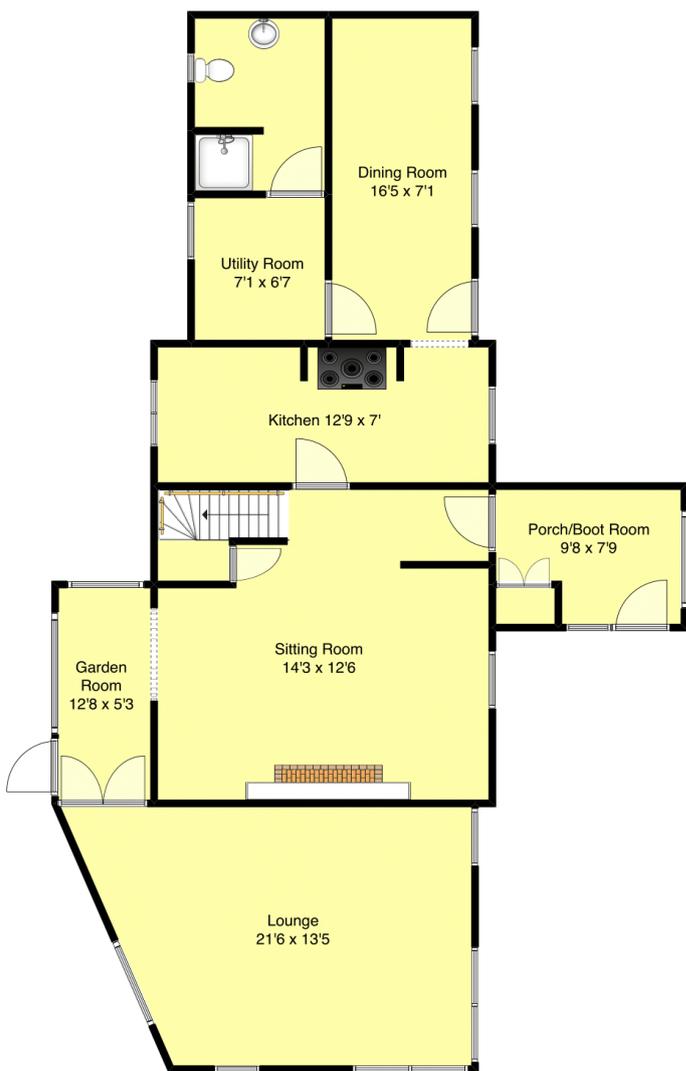
**Llanybydder** is 9¼ miles northerly in the Teifi Valley, a large market village once famous for its horse fairs, offering good local amenities including a convenience store, post office facilities, and various independent shops and businesses, doctor's surgery and chemist shop, pubs and eateries, primary school, rugby team and fishing clubs. Mynydd Pencarreg is a prominent feature of the landscape east of Llanybydder, rising quite steeply from the valley floor (the highest point being about 415m) and there are paths and tracks to explore the area.

**Llandysul** is 10½ miles north-westerly, by the River Teifi, a popular little market town with a selection of shops, post office, banks, doctor's and dentist's services, junior and secondary schools, leisure centre with swimming pool, cafes, pubs, an ancient church, village hall, playing field and riverside park, together with an angling association (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at Pont Tyweli (a village on the opposite side of the river). The river in this area is diverse and lovely, offering rippling shallows and deep pools, foaming white water and calm woodland stretches.

Nantgaredig is 10 miles southerly, Lampeter 14½ miles northerly, Carmarthen 15 miles south-west, Newcastle Emlyn 18½ miles westerly and Llandeilo 19½ miles to the south-east.

**Floor Plans:**

**Abernennog SA32 7SA**



Ground Floor

# Abernennog SA32 7SA



First Floor

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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

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