

Ref: 0uch53

Ucheldir, Saron, Llandysul, Carmarthenshire, SA44 5HB

**Impressive Very Spacious, 4/5 Bed (3 En Suite) Residence in a Quiet, Scenic Location with Far Reaching Panoramic Views. Double Garage & Workshop, Professional 'Grand National' Range of Stabling for 7 Horses in Circa 8 Acres (t.b.c.)**

Llandysul 4 miles, Newcastle Emlyn 6 miles, Carmarthen 13 miles, Coast 14 miles.



This delightful property is very well laid out and beautifully presented, with mainly level pastureland and panoramic open aspects across rolling countryside. Although set up for equestrian use, the property would of course suit a variety of other uses. Approached via electric entrance gates, this appealing, remarkably spacious detached bungalow (234 sq.m. floor space) was built in the 1980s, but has very recently undergone internal refurbishment to include a new kitchen, new flooring, double glazing, fascia boards etc. (EER: D)

**Accommodation** – Reception Hall, Cloakroom, Kitchen with Aga, Utility Room, Dining Room, Lounge, Study/Bedroom 5, Sitting Room/Craft Room, Inner Hall, 4 Double Bedrooms (1 En Suite Shower Room and 2 En Suite Cloakrooms), Family Bathroom.

**Externally** – There is a Double Garage with electric roller door, Workshop and W.C., together with established gardens and grounds.

**Quality Stabling** – Equestrian Yard with Professional 'Grand National Stable Range' providing 5 Stables, Large Tack/Feed Room, Rug Room, Hay Store, Tractor Bay. Further Detached Stable Block providing 2 Large Stables. Predominantly level pasture paddocks divided into various enclosures. In all circa 8 Acres (tbc).

Occupying a lovely rural yet convenient location. Saron has a village primary school, petrol filling station with general store, pub, animal feed store and its own 9-hole golf course. The market towns of Llandysul and Newcastle Emlyn are 4 miles and 6 miles distant, providing everyday amenities, including primary and secondary schools. The county town of Carmarthen is 13 miles away with excellent shopping, general hospital, railway station, and access to the A48/M4-link road. The Cardigan Bay coast is about 14 miles distant.

**Guide Price: £525,000**

## **THE ACCOMMODATION COMPRISES:**

- FRONT PORCH:** Fully glazed door with glazed side panels opens into the recessed front porch with tiled floor and front door with glazed side panels leading into the spacious Reception Hall.
- RECEPTION HALL:** 18' x 10'4". Ceramic tiled floor, doors off to the Lounge, Study, and Dining Room, door off to a lobby area with built in storage cupboard and door into the Cloakroom, further door into the Inner Hallway.
- CLOAKROOM:** 7'3" x 5'9". Full-width high-gloss white double vanity unit with twin inset wash hand basins with swan-neck mixer taps and shower tap, close coupled W.C., ceramic tiled floor, tiled walls, extractor fan, and obscure-glass window to the rear.
- LOUNGE:** 21'9" x 17'4". Open Fireplace with ornate mantle and surround and granite hearth, housing a modern electric fire. Maple wood flooring. Window to the front aspect looking out across the garden to countryside beyond. Door through to the Sitting Room.
- SITTING ROOM:** 14'9" x 13'4". Open Fireplace with ornate mantle and surround and marble hearth housing a modern electric fire. Maple wood flooring, window to the front aspect. Door through to the Kitchen.
- KITCHEN:** 16'1" x 13'2". New cream 'Shaker' Style kitchen with ample wall and base units with granite effect work surfaces, large larder unit, built-in eye-level double oven, four-ring Hotpoint ceramic hob with Zanussi chimney style stainless steel extractor over, 2½ bowl stainless steel sink unit with mixer tap, further drinking water tap, tiled splashbacks, ceramic tiled floor, large recess housing the oil-fired Aga range which serves the central heating and hot water system, ceiling downlights, window to the rear aspect. Door through to the Side Entrance (also access to the Utility Room).
- DINING ROOM:** 16'2" x 9'3". French doors to the rear courtyard garden with wonderful panoramic country views, built in airing cupboard, opening through to the Kitchen. Door to the Reception Hall.
- SIDE ENTRANCE:** Ceramic tiled floor and half glazed external door to the side, door off to the Utility Room.
- UTILITY ROOM:** 11'2" x 8'. Range of base and wall units with marble-effect work surface, tiled splashbacks, space for fridge/freezer, larder cupboard, half tiled walls, ceramic tiled floor, obscure-glass window to the side aspect and half glazed external door to the rear.
- STUDY/BEDROOM 5:** 11' x 8'1". Window to the rear aspect.

<b>INNER HALLWAY:</b>	13'9" x 10'. Max. Accessed from the Reception Hall, with a door to access the newly installed staircase to the loft, understairs cupboard, doors off to the 4 Bedrooms and Family Bathroom. Maple wood flooring.
<b>BEDROOM 1:</b>	15'8" increasing to 22'2" max. x 10'. Window to the rear aspect. Maple wood flooring. Door to En Suite Cloakroom.
<b>EN SUITE CLOAKROOM:</b>	6' x 4'7". High-gloss white vanity unit with inset wash hand basin, fitted mirror with pelmet and downlights, close coupled W.C., tiled walls and tiled floor.
<b>BEDROOM 2:</b>	12'2" increasing to 22'2" max. x 11'. Built-in wardrobes and dressing table, window to the rear aspect. Newly carpeted. Door to En Suite Cloakroom.
<b>EN SUITE CLOAKROOM:</b>	7'1" x 3'8". High-gloss white vanity unit with inset wash hand basin, close coupled W.C., tiled floor, half tiled walls, extractor fan.
<b>BEDROOM 3:</b>	11'3" increasing to 15' x 13'. Fitted double wardrobe and dressing table, window to the front aspect. Newly carpeted. Door into En Suite Shower Room.
<b>EN SUITE SHOWER ROOM:</b>	7'6" x 3'3". Fully tiled shower enclosure with fitted seat, high-gloss white vanity unit with inset wash hand basin, fitted mirror and pelmet with downlights, shaver point, and medicine cabinet, W.C., half tiled walls, tiled floor, extractor fan.
<b>BEDROOM 4:</b>	15' x 11'10". Built in wardrobe and dressing table, newly carpeted. Window to the front aspect, with delightful country views.
<b>FAMILY BATHROOM:</b>	16' x 7'1". White suite comprising double-ended bath, high-gloss white vanity unit with inset wash hand basin, W.C., large shower enclosure, tiled floor, tiled walls, extractor fan, obscure-glass window to the side aspect.

N.B. FLOOR PLANS TO FOLLOW

## **EXTERNALLY:**

**THE APPROACH:** The property is approached from a very quiet, single track lane, and has an electric-gated, pillared entrance opening into a large newly laid tarmacadam driveway with ample parking. A separate five-bar gated entrance leads into the Stable Yard.

**DOUBLE GARAGE:** 18'2" x 18'. Electric roller door, concrete floor, power and lighting connected, window at the rear, access to loft space, door through to adjoining Workshop, further external pedestrian door to the other side.

**WORKSHOP:** 11'10" x 10'5". Window at the rear, power and lighting.

**GARDEN STORE ROOM with ADJOINING W.C.:** 5'10" x 5'. A useful room with adjoining outside W.C.

## **EQUESTRIAN FACILITIES:**

Purpose-built equestrian facilities with a U-shaped Stable Yard accessed via its own entrance off the approach lane, with a large gravelled hardstanding area to the front and a concrete apron. The 'Grand National' top of the range stable block from National Stables have rubber matting and anti-cast panels.

**ENTRANCE CORRIDOR:** Stable door from the concrete apron leads into a corridor which accesses the Feed/Tack Room, Stables and Hay Barn.

**LARGE FEED/TACK ROOM:** 17'7" x 11'2". Power and lighting, stainless steel sink unit with facilities for hot and cold water and cupboard below, opening through to the Rug Room.

**RUG ROOM:** 11'1" x 6'8". Door out to the rear.

**STABLE 1:** 11'1" x 11'. Rubber matting and kick boards.

**STABLE 2:** 11' x 14'1". Rubber matting and kick boards.

**STABLE 3:** 11'1" x 14'1". Rubber matting and kick boards.

**LARGE HAY STORE & IMPLEMENT BARN:** 28'8" x 11'8". Double vehicular doors to the side and wide stable door leading onto the front apron.

Adjoining the Stable Yard are two further stables which double up as shelters, having access onto a yard which leads out directly to the fields – as follows:-

**STABLE 4:** 14' x 10'1". Rubber matting and sides. Stable door leading out to a concrete apron, then accessing an enclosed yard with gated access to the paddocks.

**STABLE 5:** 14' x 10'2". Rubber matting and sides. Stable door leading out to a concrete apron, then accessing an enclosed yard with gated access to the paddocks.

**TRACTOR SHED:** Adjoining one side of the above two stables.

**WASHING AREA:** Washing facilities with an equine shower unit, located at the front of the stable yard.

**Further Detached 2-Stable Block, which can also be used as shelters, as follows:-**

**STABLE 6:** 12' x 12'.

**STABLE 7:** 12' x 12'.

## **GARDENS AND LAND:**

**GARDENS:** To the front of the property is a full-width paved terrace and a large lawned garden with a variety of mature shrubs and trees, bounded by a wall.

There is a paved courtyard garden to the rear with raised flower beds.

The wide, open panoramic views are a delightful feature, taking in the property's own land and sweeping far across beautiful rolling countryside in almost every direction.

**LAND:** We are informed that the property amounts to approximately 8 Acres in all (to be confirmed).

The land is predominantly level to very gently sloping in character, being divided into various manageable paddocks.

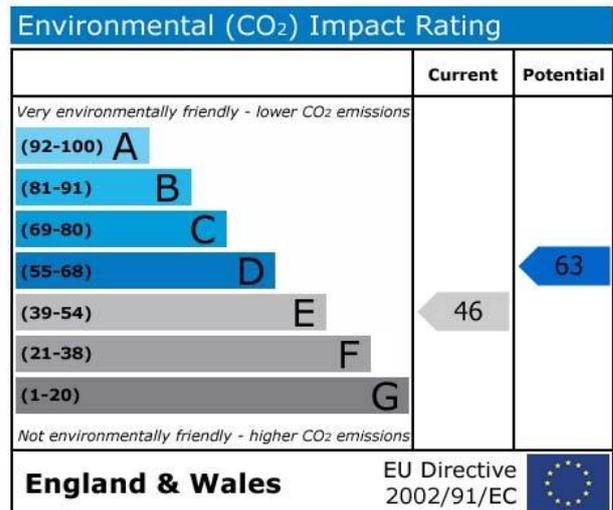
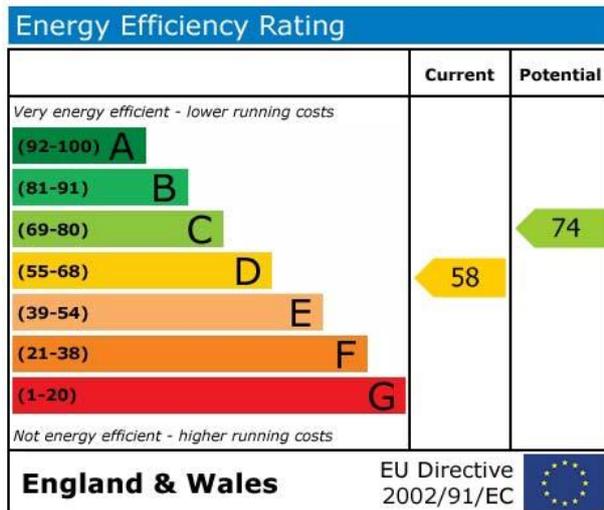
**LOCALITY:** **Saron** is a short distance away, along the A484 road (Carmarthen-Newcastle Emlyn-Cardigan) in the north-eastern part of Carmarthenshire south of the Teifi River Valley, with farm and pastureland all around. Saron has a primary school, a general store at a petrol filling station, a village pub, and a country inn at nearby Rhos. Saron Golf Course is about 2 miles north-west of the property, a pay-and-play 9-hole parkland course with 18 tees set in about 50 acres.

**Llandysul** is 4 miles north-easterly on the northern side of the River Teifi, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, primary and secondary schools, cafes, pubs, swimming pool, 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 (on the south 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. The region around Llandysul is "woollen mill country". In bygone days, before electricity, the rushing waters of the Teifi and its tributaries powered the waterwheels that served the many woollen and flour mills hereabouts.

**Newcastle Emlyn** is 6 miles north-westerly from the property, also on the banks of the River Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day.

**Carmarthen** is 13 miles southerly, offering excellent shopping facilities with well known high street stores, bustling markets, multi-screen cinema, railway station with good links to Swansea and Cardiff, and access to the A48/M4-link road.

**The Cardigan Bay Coast** is only 14 miles or so away – is famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, clean sandy beaches and delightful coves and harbor's.



**SERVICES:**

We understand that the property is connected to mains electricity and mains metered water. Drainage is provided via a private system. The oil-fired Aga in the Kitchen serves the central heating and hot water system. There is a security alarm system in place. Telephone with Broadband 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)**

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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.

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