



PANDY, CRUGYBAR, LLANWRDA, CARMARTHENSHIRE.
Enjoying Private Rural Location Family Home Set in About 5 Acres.

SITUATION

Llanwrda 6.5 miles, Llandovery 9 miles, Lampeter 10 miles,
Llandeilo 11.5 miles, Carmarthen 27 miles, New Quay 28 miles.
Airport: West Wales Airport 34.5 miles, Cardiff Airport 75.5 miles

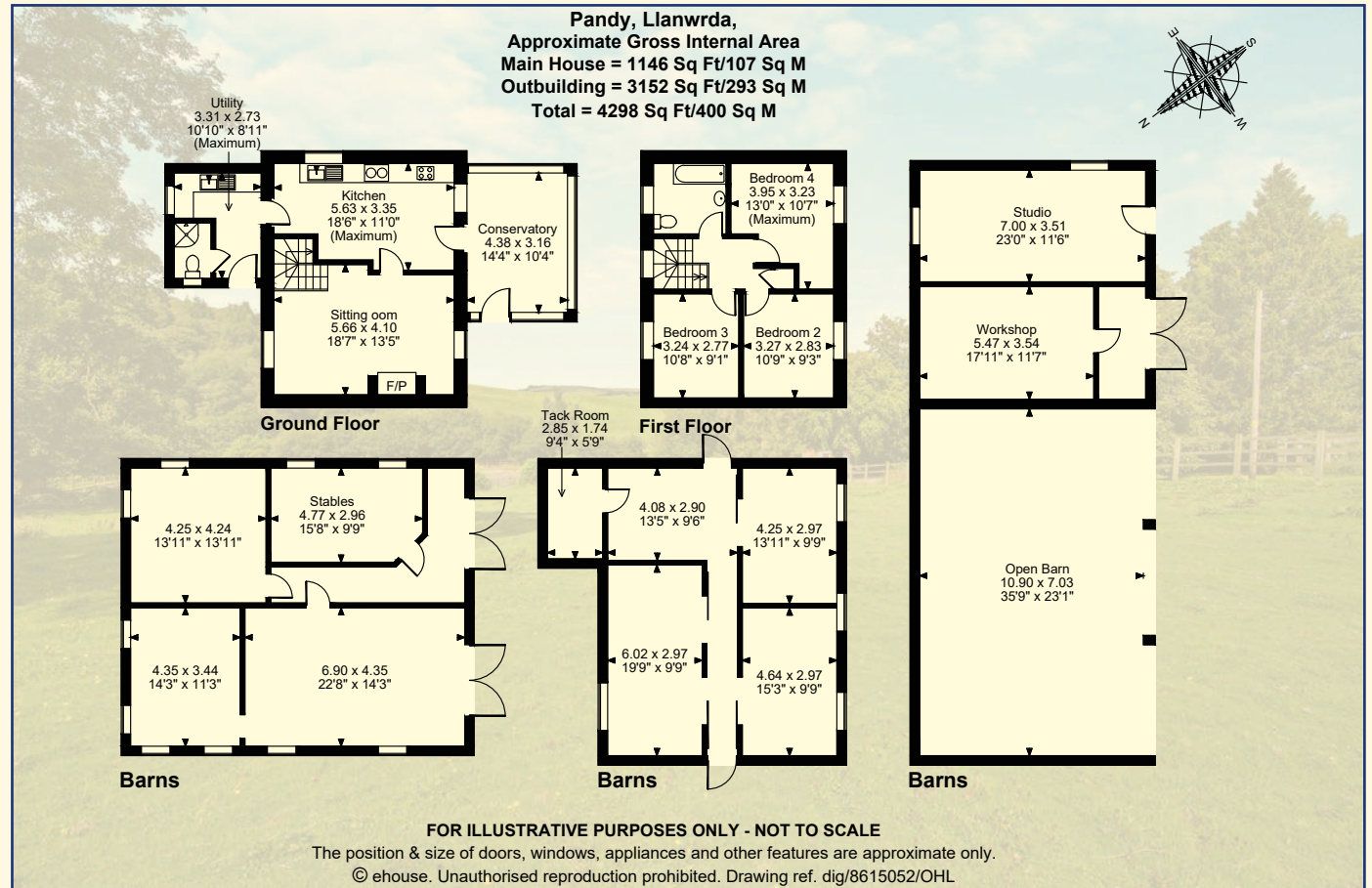
- 3 Bed Cottage.
- American Barn with 3 Stables.
- 20m x 60m Pegasus Arena
- Barn with Workshop and 2 Stables adjoining.
- 3 Bay Barn, Garage & workshop.
- Rural views.

Grounds to about 5 Acres.

Pandy is situated in a private just outside of the village of Llanwrda and sits within easy drive of Llandovery, Lampeter and Llandeilo. Pandy is a private equestrian family home which would ideally suit equestrian, smallholding or lifestyle change family.

Education There is an excellent range of both primary and secondary schools in Lampeter, Llandovery or Llandeilo. There is a significant range of independent schools in the area including Rehill School. For independents see www.isc.co.uk and for state school information see www.carmarthenshire.gov.wales/home/council-services/education-schools

Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities with Cardigan Bay in the South to the Brecon Beacons, which offer National Botanic Garden of Wales, Flag Beaches, Carmarthen Castle, Dolphin watching at New Quay, fishing, sailing, kayaking and swimming. Excellent cycling and walking can be found. Further information on www.visitwales.com/destinations/mid-wales/carmarthenshire



PANDY

Pandy is a private well located with rural views over open countryside making it a lovely setting for private family home, equestrian or holiday business. The property is approached via a private driveway which leads down to parking for several vehicles in front of the cottage.

The cottage is of white render under a tiled slate roof and has been rented out for the last few years. On entering the house via conservatory, with door leading into the fitted kitchen with integral oven and hob, tiled floor and breakfast area. There is door through to utility room with door leading to downstairs shower room with wc. From the kitchen door leads into the living room with wood burning stove and view to the front of the property and across paddock. Stairs led from the sitting room to the first floor. On the first floor is landing with airing cupboard and doors to three double bedrooms and family bathroom. All the principal bedrooms benefit from views across the paddocks.



The American Barn stabling is short distance away from the house and offers stabling for 3 horses, fodder area and access through to store area. Next to the American Barn is workshop and garage with 2 further stables adjoining. Opposite is the Pegasus 20m x 60m arena which needs some updating. To the front and sweeping down beyond the American Barn is the land, which is slightly sloping. Above the cottage is set 3 bay barn with garage/workshop and old concrete lean-to which is in need of replacing.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

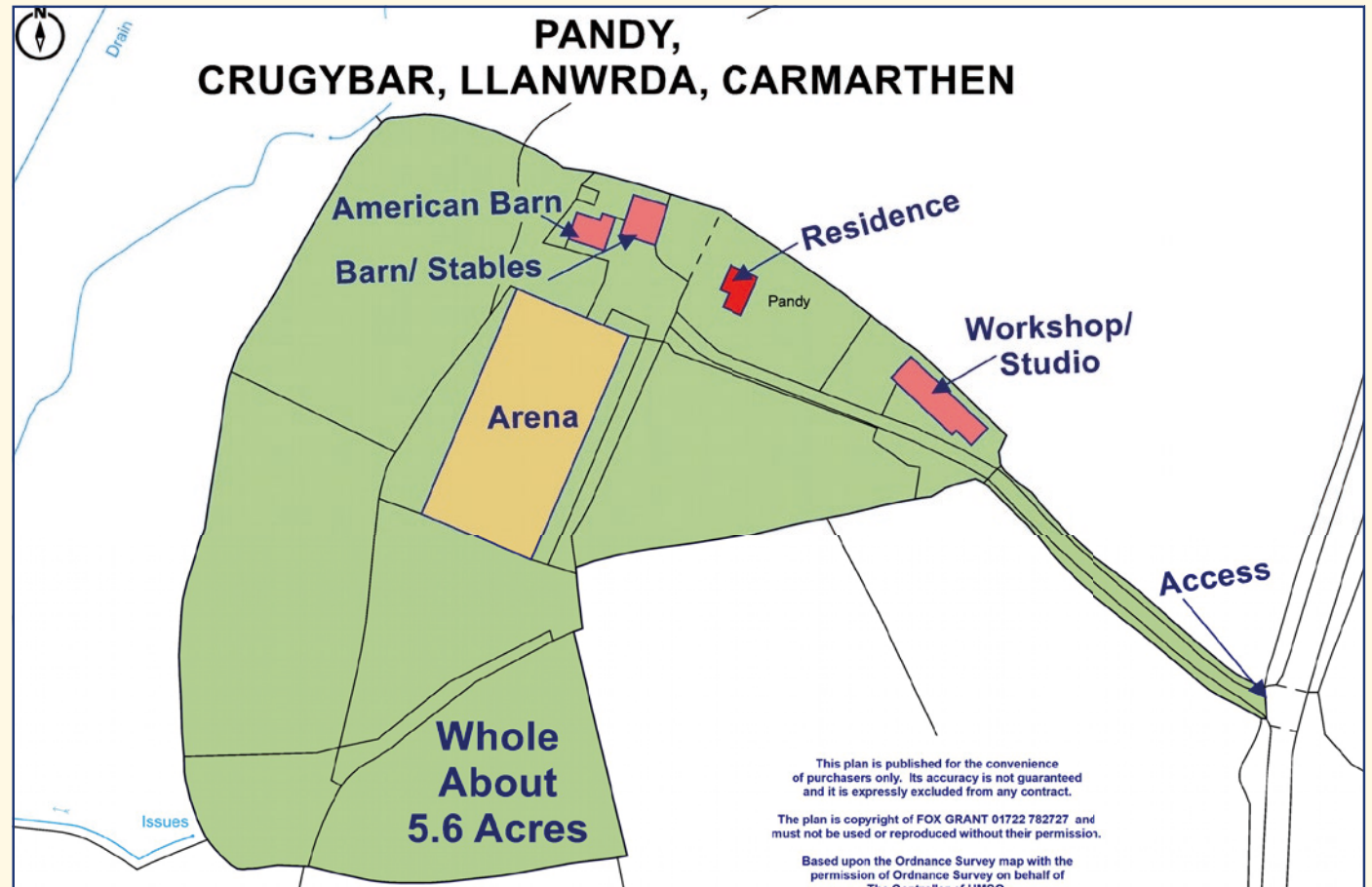
Local Authority: Carmarthenshire County Council 01267 234567

Council Tax: E

Services: Mains electricity supplied by SWLEC & water by Welsh Water is connected, private drainage, broadband currently Sky, private drainage.

Tenure: Freehold with vacant possession.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



Fox Grant

**PANDY
SA19 8SR**

DIRECTIONS

Postcode: SA19 8SR

From Llandovery head North-East on the A483 road towards Carmarthen. After about 6.5 miles turn left onto the A482 and proceed for about 2.5 miles turning left on to the B4302. Proceed along this road for about 0.2 mile and the entrance for Pandy will be seen on the left hand side. Turn onto the drive and proceed down into the yard at the end.

WHAT3WORDS

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

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