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Baedi Bach, Rhydargaeau, Carmarthen, Carmarthenshire SA32 7AP

Guide Price: £650,000

Property Features

- Charming residential 6-acre small holding of considerable appeal
- Most impressive 4/5 bedroom 4-reception room principal residence
- Three modern general purposes buildings and yard area
- Useful detached double garage & log-store
- Productive pastureland contained in one field
- Close proximity to Brechfa Forest, with miles of walks and horse riding trails
- Well suited for a large family, multi-generational living or letting / B&B (s.t.p.c.)
- 1 mile from Rhydargaeau & A485 / 4 miles Glangwili Hospital / 5 miles Carmarthen town centre

Property Summary

A most charming residential smallholding of considerable lifestyle appeal extending to approximately 6 acres, positioned in a pleasant rural setting on the periphery of the popular village of Rhydargaeau, yet conveniently located within 4 miles of Glangwili Hospital and 5 miles of Carmarthen town centre.

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Full Details

Overview

The large principal residence formerly being two individual cow sheds have been sympathetically converted and modernised, linked by a large conservatory / sun room and offers flexible living accommodation.

The home benefits from 4/5-bedroom and 4/5-reception rooms, split across two stories, offering fantastic multi-generational living potential, or letting (subject to necessary consents).

The home is set in landscaped grounds and gardens with lawn grounds and a number of seating areas over looking the land and surrounding countryside, plus ample parking area and a detached double garage / car port and log-store.

A useful range of modern general-purpose outbuildings provide a range of potential uses, to include workshop / storage / equestrian uses (s.t.p.c), along with a yard area, suitable for further storage / parking area of machinery etc.

The land is contained in one convenient field, extending to 4.53 acres, being gently sloping in nature and suitable for both grazing and cutting purposes.

Location

Nestled a short distance north of the county and market town of Carmarthen, Baedi Bach lies in the open Carmarthenshire countryside, a mile or so from the popular village of Rhydargaeau and the A485 road.

The village is home to a petrol station, with Post Office and convenience store and a bus stop, whilst a primary school can be found in the nearby village of Peniel, 2.5 miles to the south.

The county town and administrative centre of Carmarthen lies 5 miles to the south, being home to an excellent range of amenities and service to include high street and national retailers & stores, eateries, supermarkets, bilingual education provisions and a train station with direct links along the Paddington line, whilst Glangwili Hospital and the A40 dual carriageway can both be reached within 4. miles.

ACCOMMODATION

Ground Floor

Front Porch

3.45m x 2.10m (11' 4" x 6' 11")
A cosy and convenient room to enter the home with space for coat and shoe storage.

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Reception/Sitting Room

3.80m x 5.49m (12' 6" x 18' 0")
This is a unique room with a seating area downstairs and a mezzanine with two single beds above. With the mezzanine, the space has plenty of potentials to be a reading nook, spare bedspace for guests or one of many other possibilities. This room also has a log burner that adds to the cosy atmosphere.

Hallway

2.73m x 1.48m (8' 11" x 4' 10")
Giving clear and easy access down one side of the house, ending at the conservatory/dining room.

Bedroom 1

1.80m x 2.92m (5' 11" x 9' 7")
This room is filled with natural light from the large windows and is at ground floor level. Making it closer to the rest of the home and the accompanying rooms.

Bathroom

2.29m x 2.74m (7' 6" x 9' 0")
This family/downstairs bathroom gives a convenient and independent sense to the two bedrooms to it's sides.
This Bathroom includes a freestanding bath tub, corner shower, tiled floors and towel radiator. It also includes an extractor fan and basin with an LED mirror.

Bedroom 2

3.65m x 2.90m (12' 0" x 9' 6")
Much like the neighbouring bedroom, this room has a convenient location and an independent feel with the bathroom next door.

Dining Room/Conservatory

4.30m x 4.24m (14' 1" x 13' 11")
This is the smaller conservatory, suitable for dining room space, reading lounge or sun room.

Conservatory/Reception Room

8.15m x 5.53m (26' 9" x 18' 2")
This centre-room gives a large conversational, family space with plenty of space and views to the front of the property.

Split Level Hallway

3.46m x 2.10m (11' 4" x 6' 11")
This hallway leads to the second half of the house that sits on a slightly higher level.
There is also an understairs closet with tucked away storage space.

Kitchen

6.07m x 3.60m (19' 11" x 11' 10")
A modern, practical and inviting space with a range of amenities, including an oil Ager.

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Pantry

2.15m x 1.04m (7' 1" x 3' 5")
A small separate room to the side of the kitchen.

Study/Back Porch

2.40m x 3.60m (7' 10" x 11' 10")
This space gives a quiet corner for remote work or reading space with views across the rear of the home.
This space would also suit being a back porch or 'boot room'.
To the back corner, there is the boiler closet.

Utility Closet/Cloak Room

2.13m x 2.51m (7' 0" x 8' 3")
This room has the essential utilities and a downstairs WC.

First Floor

Landing

3.47m x 0.93m (11' 5" x 3' 1")
Gives access to the upstairs rooms.

Master Bed

3.72m x 4.90m (12' 2" x 16' 1")
A cosy yet spacious room with a small balcony, overlooking the front of the property.
This room also has a walk in wardrobe and en-suite, saving space within the room and giving a sense of privacy.

En-suite
2.05m x 1.29m (6' 9" x 4' 3")

Walk-in Wardrobe
1.66m x 1.68m (5' 5" x 5' 6")

Family Bathroom

1.67m x 2.34m (5' 6" x 7' 8")
this bathroom has a shower, basin and toilet with a towel rack.

Bedroom 3

2.59m x 4.86m (8' 6" x 15' 11")
This room views the rear of the property. With the natural light and peace, this room is a relaxing and calming space.

Externally

Gardens & Grounds

The lawns stretch the length and width of the property, surrounding the homestead. These areas give potential for an abundance of plants and flowers to grow and flourish. Some of the flatter areas have the potential for polytunnel or allotment area. The possibilities are varied and wide for these grounds.

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Detached Garage & Wood Store

This is an open plan, 2-bay garage with plenty of tool storage or space for two vehicles.
The log store is connected to the right side of the garage with again, plenty of space and a dry area.

Modern Workshop Building

60' 0" x 40' 0" (18.29m x 12.19m)

Modern General Purposes Buildings

Shed 1 - A large shed with a variety of uses from livestock to storage or a home business set-up.

Shed 2 + lean to - This shed lies behind the first. With the lean to, this shed would be suited to livestock open housing or storage.

Shed 3 - Much like the first sheds, this shed has potential for varied uses. This shed lies to the rear of all three sheds, closest to the land's boundary.

Land

The land is contained in one convenient field, extending to 4.53 acres in total, being gently sloping in nature land benefits from access from the homestead and off the top lane.

The land is suitable for both grazing and cutting purposes, and ideally suited for those seeking land for grazing animals and horses.

The land is classified as freely draining acid loamy soils over rock according to soilscapes.

Further Information

Tenure

We understand the property is held on a Freehold basis with vacant possession. Offered with a no-forward chain.

Services

We understand that the property benefits from mains electricity. The water and drainage services are both private and the house is heated via an oil central heating system. None of the services have been tested.

Energy Performance Certificate

D (65)

Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is C - approx £2089.96 for 2026/2027.

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Wayleaves, Easements & Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP.
Tel: 01267 234567

Plans, Areas & Schedules

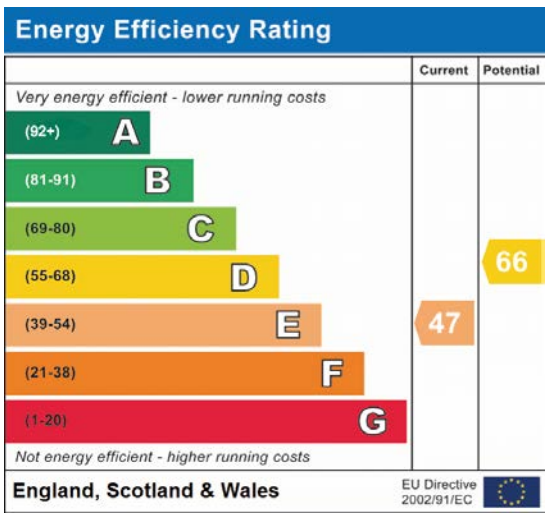
A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annual a sale or entitle any party to compensation in respect thereof.

Postcode / What 3 Word

SA32 7AP / backlog.sprinter.dock

Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.
Please contact Carmarthen Office for further information:
12 Spilman Street, Carmarthen, SA31 1LQ.
Tel: 01267 612021 or email property@reesrichards.co.uk



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Ground Floor **Mezzanine** **First Floor**

Baedi Bach, Penrhiwlas, Rhydargaeau, Carmarthen SA32 7AP

All measurements are approximate and for display purposes only.

Fairwood Solutions
Survey & Energy

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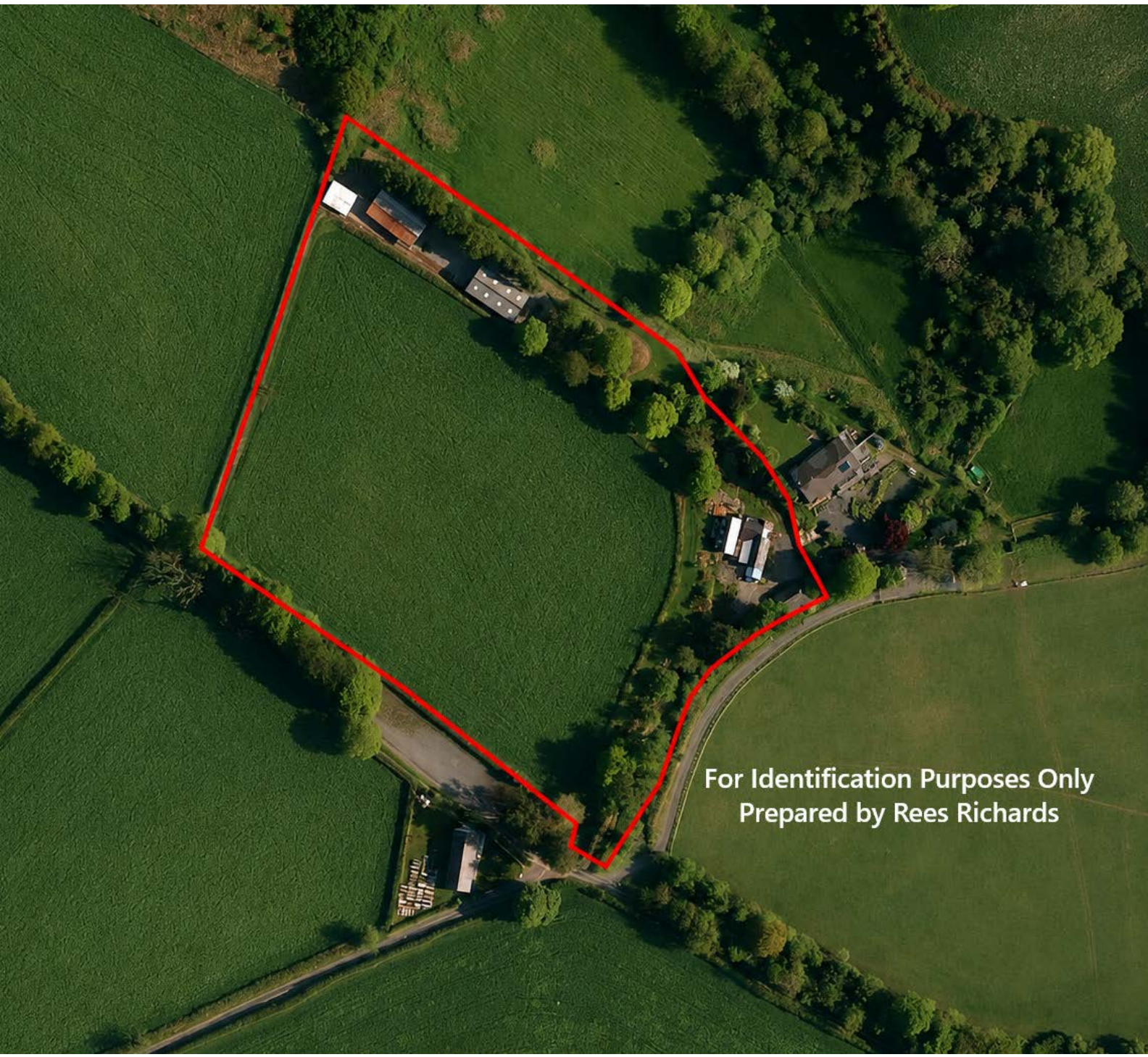
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