



Waunwern, Llanpumsaint, Carmarthen, Carmarthenshire SA33 6LB

Guide Price: £650,000

Property Features

- Highly attractive 8 acre small holding
- Renovated and extended 5-bedroom family home finished to a very high standard
- Air source heating system and solar panels
- A useful range of modern general purposes buildings
- Suitable for a range of uses to include workshop, storage, equestrian etc.
- Grazing paddocks and boundary broadleaf woodland
- Edge of popular village location of Llanpumsaint
- 6 miles from Glangwili Hospital and A40 and 7 miles from Carmarthen town centre

Property Summary

An impressive 8-acre smallholding on the edge of the popular village of Llanpumsaint, featuring a beautifully renovated and extended five-bedroom home finished to a high standard with air source heating and solar panels, including versatile modern outbuildings, grazing paddocks and broadleaf woodland, all within easy reach of Carmarthen, the A40 and Glangwili General Hospital.



Full Details

Overview

Set on the edge of the sought-after village of Llanpumsaint, this impressive 8-acre smallholding offers a beautifully renovated and extended five-bedroom family home finished to an exceptional standard throughout. Combining character with modern efficiency, the property benefits from an air source heating system and solar panels.

Waunwern provides excellent versatility with a range of modern general-purpose buildings suitable for workshop, storage, equestrian or lifestyle use, together with grazing paddocks and areas of mature broadleaf woodland.

Enjoying a peaceful rural setting with countryside views, yet conveniently located just 6 miles from Glangwili Hospital and the A40 trunk road, and approximately 7 miles from Carmarthen town centre, the property offers an excellent balance of countryside living, practicality and accessibility.

Location

Llanpumsaint is a charming rural village in Carmarthenshire, West Wales, set within the scenic rolling countryside of the Gwili Valley. Renowned for its tranquil setting, farming heritage, and welcoming community atmosphere, the village takes its name from the Welsh for "Church of the Five Saints", linked to the legend of five brothers who founded a religious settlement there during the early Christian era. Surrounded by attractive farmland, woodland and streams, Llanpumsaint enjoys an abundance of picturesque countryside walks and unspoilt views characteristic of rural Carmarthenshire. The village benefits from a strong community spirit, supported by a village hall, local events and an active local community, plus a primary school.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

1.46m x 2.89m (4' 9" x 9' 6")

A welcoming entrance hall with space for boots and coats.

Utility Room

4.47m x 2.70m (14' 8" x 8' 10")

Fitted with a range of base and wall units, incorporating a bowl sink and drainer unit, together with space and plumbing for a washing machine and tumble dryer. The room also houses the hot water tanks for the heating system.



WC / Cloakroom

1.98m x 1.21m (6' 6" x 4' 0") WC. Wash hand basin.

Open Plan Kitchen - Dining - Living Room

6.05m x 4.59m (19' 10" x 15' 1") Enjoying a dual aspect, the kitchen - dining area is a bright and airy space fitted with a contemporary range of base and wall units with complementary work surfaces over, incorporating a sink with tiled splashbacks, NEFF induction hob, and extractor hood, NEFF oven and grill, NEFF dishwasher, full height fridge, and built-in pantry cupboards. The room features a central island unit, featuring a breakfast bar and wine cooler. Further benefits include engineered oak flooring, leading through into lounge area.

Lounge

4.05m x 5.12m (13' 3" x 16' 10")

Bright lounge area with bi-folding doors opening out onto patio area overlooking the front garden, grounds and countryside beyond.



Sitting Room

6m x 3.62m (19' 8" x 11' 11")

A well-proportioned sitting room featuring a log-burner, creating a warm and inviting focal point.

Central Hall

3.52m x 2.12m (11' 7" x 6' 11") + 1.95m x 1.12m

Staircase leading up to first floor. Useful understairs cupboard. Ample room for coats boots and music area.

Bedroom 1

3.57m x 2.79m (11' 9" x 9' 2")

Enjoying a rear-facing aspect over the fields above. Built in wardrobes.

Bedroom 2

2.80m x 3.19m (9' 2" x 10' 6")

Enjoying a rear-facing aspect over the fields above.



Family Bathroom

3.00m x 1.74m (9' 10" x 5' 9")

Fitted with a three-piece suite comprising a W.C., vanity wash hand basin unit, and a bath with twin shower attachments over. The room also benefits from a side-facing window providing natural light and a tower rail.



Play Room / Second Reception Room

2.13m x 4.81m (7' 0" x 15' 9")

A useful play room / study / or a further bedroom.

Landing

0.96m x 3.13m (3' 2" x 10' 3") + 2.96 m x 0.85 m Skylight & airing cupboard

Master Bedroom

4.34m x 5.06m (14' 3" x 16' 7")

A spacious master bedroom with an en-suite bathroom incorporating French doors with balcony area.

Plus further eaves storage.

En Suite

1.52m x 4.42m (5' 0" x 14' 6")

Fitted with a three-piece suite comprising a W.C., vanity wash hand basin unit, and a bath with shower attachments over. The room also benefits from a side-facing window providing natural light and a towel rail.

Multiple Wardrobes

1.53m x 1.20m (5' 0" x 3' 11") & 1.71m x 1.38m (5' 7" x 4' 6") & 1.58 m x 1.52 m.

Bedroom 4

4.00m x 3.08m (13' 1" x 10' 1")

A bedroom with dual aspect windows to the rear and side, plus built in storage.

Shower Room

3.25m x 1.74m (10' 8" x 5' 9")

Fitted with a three-piece suite comprising a W.C., vanity wash hand basin unit, and a shower cubicle. The room also benefits from a skylight and a tower rail.

Bedroom 5

4.00m x 3.85m (13' 1" x 12' 8")

Built in storage cupboards: 0.55m x 0.85m (1' 10" x 2' 9") & 0.79m x 1.39m (2' 7" x 4' 7")

Plus further eaves storage.





Grounds & Gardens

To the front, the property benefits from an attractive lawned garden together with an elevated patio seating area, perfectly positioned to enjoy views over the surrounding countryside and peaceful rural setting. Ideal for outdoor dining and entertaining, the space provides a superb vantage point from which to appreciate the scenery.

OUTBUILDINGS

Modern General Purposes Building 1

45m x 45m (147' 8" x 147' 8")

Modern Lean-to

18m x 45m (59' 1" x 147' 8")

Modern General Purposes Building 2

36.5m x 45m (119' 9" x 147' 8")

Modern General Purposes Building 3

24m x 19.5m (78' 9" x 64' 0")

Polytunnel

33m x 11.38m (108' 3" x 37' 4")

Land

The land consists of grazing paddocks and broadleaf woodlands.

FURTHER INFORMATION

Tenure

We understand the property is held on a freehold basis.

Services

We understand that the property benefits from mains water, electricity, and private drainage connections.

The property benefits from air source heating and solar panels.

None of the services have been tested.

Energy performance Certificate

EPC Rating B (84).





Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is E - approx £2873.69 for 2025/2026.

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.
Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW.
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 annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.

Method of Sale

The property is offered For Sale by Private Treaty as a whole at a Guide Price of £650,000

What 3 Word / Postcode

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Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.

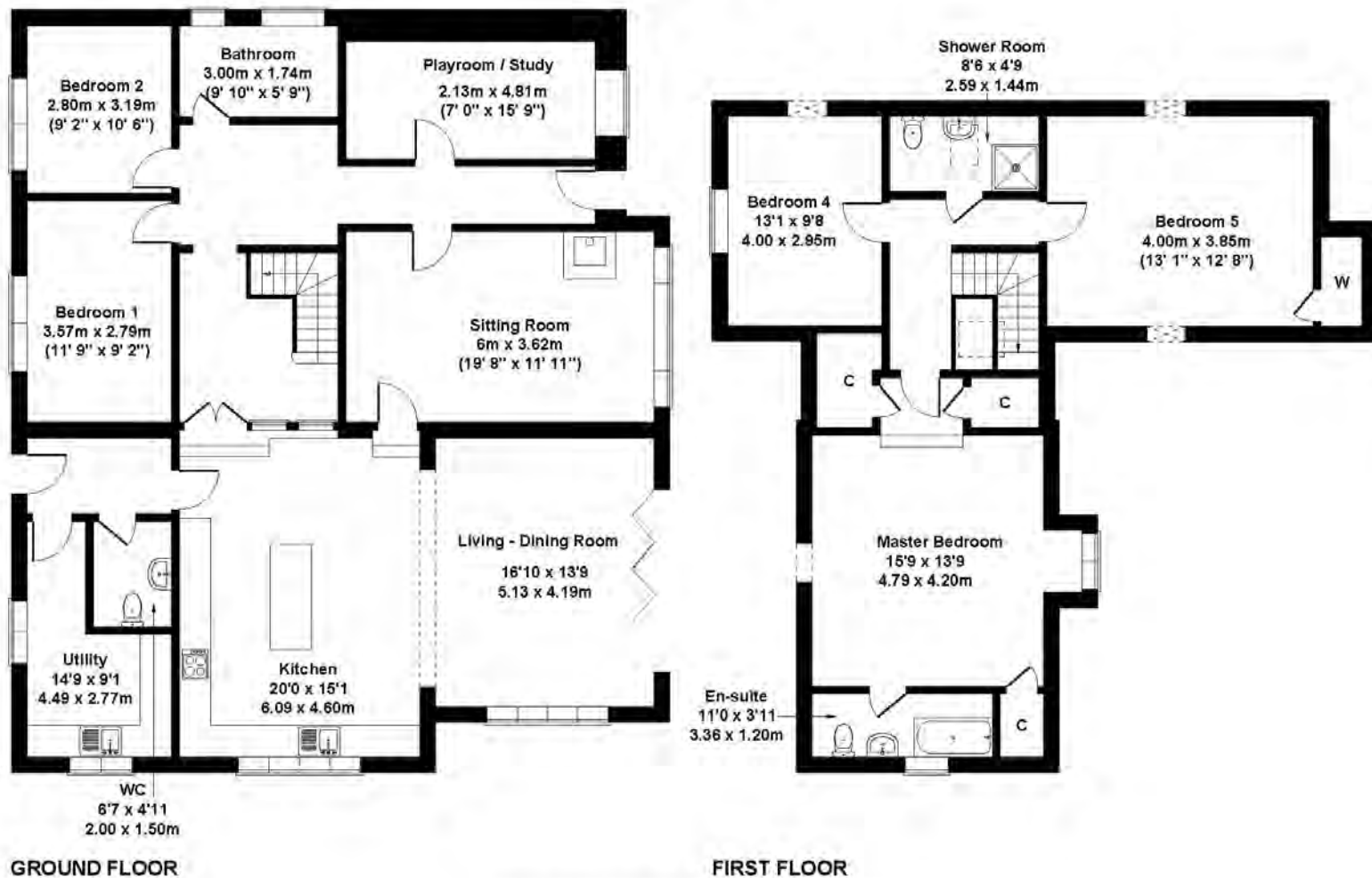
Please contact Carmarthen Office for further information: 12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk



Waunwern, Llanpumsaint, Carmarthen, SA33 6LB.

Approximate Gross Internal Area
2605 sq ft - 242 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



For Identification Purposes Only