



Ridgemont, Cwmifor, Llandeilo, Carmarthenshire SA19 7AW

Guide Price: £640,000

Property Features

- Delightfully situated 10.76 acre residential smallholding
- Deceivingly spacious 4/5 bedroom detached family home
- In need of modernisation and updating
- 0.5 miles from A40 trunk road, offering convenient transport links
- Popular rural location within Cwmifor village, and within 3 miles of Llandeilo Town Centre
- Commanding views over the Tywi Valley and surrounding Carmarthenshire countryside
- Good quality pastureland suitable for cutting and grazing purposes

Property Summary

A delightfully situated approx. 10.76 acre residential smallholding set on the periphery of Llandeilo with commanding views over the Tywi valley and surrounding Carmarthenshire countryside.



Full Details

Overview

A delightfully situated 10.76 acres smallholding set on the periphery of Llandeilo with commanding views over the Tywi valley and surrounding Carmarthenshire countryside. The property sits in a rural setting within the village of Cwmifor, approximately half a mile from the A40, providing excellent transport connectivity. Built in approximately 1998, the property offers generous living space to include 4/5 double bedrooms, multiple reception rooms, all in need of modernisation and updating throughout, offering the perfect opportunity to tailor the property to your own preference.

The property enjoys a quiet yet highly accessible location, less than 3 miles from the popular market town of Llandeilo offering an extensive range of amenities and services to include independent stores, eateries, cafés, small supermarket / convenience stores, medical centre, bilingual education provisions, train station on the Heart of Wales Line and the National Trust's well-regarded Dinefwr Park and Castle.

Accommodation

Ground Floor

Entrance Hallway

1.87m x 4.06m (6' 2" x 13' 4")

Front door provides access into the hallway which provides access to various rooms. Carpet flooring and radiator.

Lounge

3.92m x 7.21m (12' 10" x 23' 8")

Accessed from the entrance hall, a large reception room offering spacious family living area. Doors to rear providing access to rear with potential to build conservatory (s.t.p.c). The room benefits from windows to the front elevation, allowing for an abundance of natural light and breath taking countryside views. Carpet flooring and radiator.

W/C

0.87m x 2.36m (2' 10" x 7' 9")

W/C and wash hand basin. Carpet flooring

Study

1.77m x 2.32m (5' 10" x 7' 7")

Window to rear. Carpet flooring and radiator.





Living Room / Bedroom 5

4m x 3.24m (13' 1" x 10' 8")

Previously utilised as a living area, the room provides an opportunity to create an additional bedroom. Window to rear overlooks the paddock. Carpet flooring and radiator.

Dining Room

3.9m x 2.98m (12' 10" x 9' 9")

Door from the entrance hallway, provides access to the dining room with windows to front elevation, allowing for an abundance of natural light and breath taking countryside views. Carpet flooring and radiator.

Door to:

Kitchen - Breakfast Room

3.94m x 5.26m (12' 11" x 17' 3")

A kitchen comprising a range of fitted base and wall units with electric oven and 4 ring hob, integrated dishwasher and stainless steel sink with drainage. Windows to front and side. Carpet flooring and radiator.

Door to:



Utility Room

1.96m x 3.35m (6' 5" x 11' 0")

Fitted with base units and washing machine. Carpet flooring and window to rear. Door to rear provides access to rear garden.

First Floor

Landing

2.55m x 3.96m (8' 4" x 13' 0")

Carpet flooring and radiator. Window to front. Provides access to various rooms.

Bedroom 1

3.91m x 3.06m (12' 10" x 10' 0")

Window to front overlooking the breath taking countryside views. Carpet flooring and radiator. Built in cupboards.





Bedroom 2

3.91m x 3.04m (12' 10" x 10' 0")

Window to rear overlooking the paddock. Carpet flooring and radiator. Built in cupboards.

Family Bathroom

2.70m x 1.98m (8' 10" x 6' 6")

Bath tub with shower over. W/C and wash hand basin. Carpet flooring with window to rear.

Bedroom 3

4.24m x 2.97m (13' 11" x 9' 9")

Window to front overlooking the breath taking countryside views. Carpet flooring and radiator. Built in cupboards.



Bedroom 4 with Ensuite

5.17m x 3.28m (17' 0" x 10' 9")

Windows to rear overlooking the paddock. Carpet flooring and radiator.

En-Suite:

2.96m x 1.18m (9' 9" x 3' 10")

Bath tub with shower over. W/C and wash hand basin. Window to side. Radiator.

EXTERNALLY

Grounds and Garden

The property is approached via a timber-gated entrance leading onto a gravel driveway, providing ample parking for several vehicles to the front and side of the property. The dwelling further benefits from attractive gardens surrounding the front, side, and rear, together with patio and seating areas to both the front and rear, ideal for socialising and entertaining while enjoying the stunning views across the Tywi Valley and surrounding countryside.

There is also ample space for the erection of a garage or outbuilding (s.t.p.c)





Land

The land is contained within one convenient enclosure, being level in nature situated immediately North of the dwelling. The land benefits from road frontage and is accessed via a gated access point off the unclassified adopted highway. The land is currently laid to pasture suitable for both grazing and cutting purposes.

The land is stockproof, benefitting from well maintained fencing, gateways and hedgerows. The land benefits from a mains supply of water to a strategically placed water trough.

Further Information

Tenure

We understand the property is held on a freehold basis.

Energy Performance Certificate

EPC rating D (57)

Services

We understand that the property benefits from mains services to include electricity, water and drainage. Heating is provided via an oil central heating system. None of the services have been tested.

Council Tax Band

We are advised that this property is Band F - Approximately £287.92 per month for 2026/2027 for Carmarthenshire County Council.

Wayleaves, Easements and Rights of Way

The property is sold subject 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.

It should be noted that a new water main was installed in 2025, and part of the land remain subject to ongoing reinstatement works which are due to complete this summer.

Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.





Local Authority

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

Plans, Area & 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.

Postcode/ What 3 Words

SA19 7AW / copying.shallower.trumpet

Viewing

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

Please contact Tom Davies at our Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



