



Engbull

Cwmann | Carmarthenshire | Wales | SA48 8DX

FINE & COUNTRY

Engbull

Engbull

It is Fine and Country West Wales' pleasure to introduce Engbull; a lavish 4 bedroom rural property with excellent outbuildings and spacious grounds amounting to just under one acre. Situated in the Teifi Valley (renowned for its excellent fishing); Engbull is a short drive from the University town of Lampeter and enjoys the benefits of seclusion whilst still being a conveniently short distance away from shops, pubs, restaurants, and other amenities. It is about a half an hour's drive away from Carmarthen; a larger town which also has excellent access to the M4 motorway and railway network.

A traditional house which has been refurbished and modernised in a fresh and contemporary style with no expense spared. This property offers luxurious living space over three floors, modern kitchen and bathrooms, UPVC doors & windows throughout, and is serviced by oil fired central heating, mains water supply, mains electricity, and private drainage.

Engbull's grounds are very private and boast large and practical spaces, including a hard surfaced yard to the side and rear and substantial outbuildings - all of which are surrounded by timber fencing and deciduous woodland around the boundaries. There is a gated driveway leading to the exterior grounds and ample space for parking and manoeuvring multiple vehicles. The property was once home to a dog breeding kennels business, and includes 5 purpose built kennel units at the rear of the property that have electricity, drainage, and central heating. The exterior has the potential to be any number of things depending on a buyer's intentions and needs. It could be repurposed to serve as a small-scale smallholding or converted into extensive gardens. It could also be a perfect place to run a business that would require a yard.





Ground Floor

Open Plan reception / lounge / dining area
23' x 13' 4" (7.01m x 4.06m)

UPVC front door with child lock function, x2 UPVC front facing windows, feature beamed ceiling, painted pine wooden floorboards, x2 wall mounted radiators, large electric fireplace concealing historic cottage style fireplace behind. Attractive and modern decor style. Steps at the side giving access down to the lower ground floor. Half landing towards the rear of the property with velux skylight window leading to rear ground floor rooms and staircase up to 1st floor.

Master bedroom

10' x 9' 8" (3.05m x 2.95m)

Heavy wooden doors with wrought iron handles giving access to the bedroom and the Ensuite shower room which includes a new shower unit which will need to be fitted. Main bedroom also has UPVC double-doors which lead to a balcony overlooking the rear grounds of the property and the woodlands beyond. x1 wall mounted radiator, x1 wall mount for a TV, painted pine floorboards, ceiling hatch for loft space.



Family Bathroom

Heavy wooden sliding door, panelled fitted bathtub, ceramic pedestal wash hand basin with vanity mirror above, low level flush W.C., wall mounted heated towel rail, velux skylight window.

Bedroom 2

10' 8" x 8' 8" (3.25m x 2.64m).

Heavy wooden door with wrought iron handle, UPVC rear facing window, wall mounted radiator, painted pine floorboards, ceiling hatch for loft space.

First Floor

A-frame beams and painted pine floorboards throughout.

Landing area with space for a wardrobe / cot giving access to bedrooms 3 and 4.

Bedroom 3

13' 10" x 9' (4.22m x 2.74m).

Heavy wooden door with wrought iron handle, UPVC front facing window, wall mounted radiator with wooden box frame guard, wall mount for a TV.

Bedroom 4

13' 7" x 9' 9" (4.14m x 2.97m).

Heavy wooden door with wrought iron handle, UPVC front facing window, wall mounted radiator, x2 wall mounted shelves.



Lower Ground Floor

Cloakroom

With low level flush W.C., fully tiled walls and floor, wash hand basin with vanity mirror above, extractor fan, wall mounted radiator.

Kitchen

16' 2" x 9' 2" (4.93m x 2.79m).

Modern kitchen with recent hardware and units. Granite worktops, marble floor, LED spot lighting, x2 UPVC windows, fitted breakfast bar, 1 1/2 sink & drainer unit with flexi mixer tap and smaller fixed hot water tap, range of wall and floor units with space for US style fridge / freezer and wine rack above. Zanussi electric double oven, 4 ring ceramic CDA induction hob with extractor hood above, ample work surfaces, wall mount for a TV.

Rear hallway giving access to utility room, store room/office, and UPVC back door leading to rear grounds.





Utility room

8' 8" x 5' 5" (2.64m x 1.65m).

Heavy wooden stable door, tiled floor, UPVC window, Belfast sink unit, oil fired central heating boiler that runs all domestic systems.

Store room / Office

5' x 8' 8" (1.52m x 2.64m).

Heavy wooden stable door, tiled floor, UPVC window, wall mounted radiator.

Exterior

Front of property

Off road parking for x2 vehicles plus gated driveway into the side and rear grounds.

Detached Garage / Workshop / Gym

30' 0" x 16' 0" (9.14m x 4.88m).

Located at the side of the property (behind gated drive). Cedarwood construction on a concrete base, electricity connected, currently used as a gym.

Immediate rear of property (from rear door)

Timber fenced enclosed area, concrete surface, wall mounted hosepipe, contains x5 purpose built kennels with central heating, mains electricity, drainage, and heavy wooden stable doors. Also contains a garden shed, Oil tank is located on an elevated level area to the side - easily accessible for refilling.

Large main rear grounds (surrounding immediate rear zone)

Amounts to approx. 0.75 acres, spacious and extremely private with no neighbours nearby. Significant space for parking and manoeuvring multiple vehicles. There is timber fencing around the perimeter which is surrounded by pleasant deciduous woodland beyond. The main space is laid with stone and currently spaced as three zones with partial fencing to separate them. There are two large concrete level areas that would be perfect for adding more outbuildings. One zone was previously used as additional and separate dog breeding kennels; these kennels are currently still in situ and could be negotiated for if desired. This space could be used for commercial purposes, and in its current form would be ideally suited for dog kennels, a garage, or as a work yard. With some landscaping, the space could be transformed into a small-scale smallholding or as substantial gardens.















Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

FINE & **COUNTRY**
fineandcountry.com™