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Properties



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- **11 ACRE RESIDENTIAL SMALLHOLDING.**
- **4 BEDROOMED DETACHED BUNGALOW.**
- **OUTBUILDINGS INCLUDING FORMER CUBICLE SHED, 4 BAY SILAGE SHED, 3 BAY IMPLEMENT SHED.**
- **2.5 MILES DOCTORS SURGERY AND PRIMARY SCHOOL AT NANTGAREDIG.**
- **AMIDST THE COUNTRYSIDE JUST OFF BEAUTIFUL TOWY RIVER VALLEY.**
- **PURPOSE BUILT GARAGE/WORKSHOP/OFFICE WITH SCOPE - STP.**
- **10 ACRES OF LEVEL PASTURE LAND ENJOYING EXCELLENT ROAD FRONTAGE.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

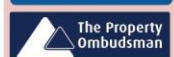
**Gors Fach Farm**  
Capel Dewi  
Carmarthen SA32 8AH

**£675,000** OIRO  
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



A most conveniently situated **11 ACRE RESIDENTIAL SMALLHOLDING** situated amidst the countryside just off the beautiful Towy river valley and comprising a homestead that is set well back off the public road that comprises a modern traditionally built (circa. 1980) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE** having an attractive part brick facade together with a purpose built cavity constructed **GARAGE/WORKSHOP/OFFICE** that is suitable for a number of usages including conversion to additional living accommodation (subject to the necessary consents being obtained) together with a modern range of concrete block built **OUTBUILDINGS** including garage, former cubicle shed, 4 bay silage shed, 3 bay implement shed etc. all fronting onto a tarmacadamed yard with in addition **10 acres of level pasture land enjoying excellent road frontage** and bounded on its southern side by the Nant Pibwr.

The property is located fronting onto a quiet Council maintained country lane in a much sought after area within half a mile of the rural village community of Capel Dewi/B4300 Carmarthen to Llandeilo road, is within **1.5 miles of the A48 dual carriageway at 'Tir Eithin'**, is **within 2.5 miles of the Doctors Surgery and Primary School at Nantgaredig**, is within **3.5 miles of the National Botanic Garden of Wales**, is within **4 miles of the local shop and Sub Post Office at Porthyrhyd** and is located some **5 miles east** of the readily available facilities and services at the centre of the County and Market town **Carmarthen**. The Towy valley town of **Llandeilo** being **11 miles distant** with the **M4 Motorway and City of Swansea** being some **11 and 23 miles distant** respectively.

**OIL C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**7' 11" (2.41m) CEILING HEIGHTS. THE FITTED CARPETS ARE INCLUDED.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS TO SOME ROOMS.**

**CANOPIED ENTRANCE PORCH** with aluminium double glazed entrance door and side screen to

**RECEPTION HALL 10' 8" x 5' 11" (3.25m x 1.80m)** with woodblock flooring. Radiator. 5 Power points. Door to the living room. Opening to the kitchen.

**LOUNGE 15' 8" x 13' 10" (4.77m x 4.21m)** with woodblock flooring. PVCu double glazed picture window overlooking the front garden. T&G boarded ceiling. 5 Power points. TV point. Radiator. Open fireplace. 2 Wall light fittings. Door to

**DINING ROOM 14' 10" x 10' 3" (4.52m x 3.12m)** with woodblock flooring. T&G boarded ceiling. Radiator. 2 Wall light fittings. PVCu double glazed picture window overlooking the tarmacadamed yard. 4 Power points. Door to

**FITTED KITCHEN/BREAKFAST ROOM 19' 11" x 13' 10" (6.07m x 4.21m) overall** with woodblock/ceramic tiled floor. PVCu double glazed window. Radiator. Part tiled walls. Recessed downlighting. 13 Power points. Telephone point. Range of fitted base kitchen units incorporating a sink unit. Opaque glazed door to the inner hall. Glazed door to

**UTILITY ROOM 10' 8" x 9' 7" (3.25m x 2.92m)** with ceramic tiled floor. PVCu double glazed window. Plumbing for dishwasher and washing machine. Range of fitted base and eye level light oak effect kitchen units incorporating an electric oven. Recessed downlighting to T&G boarded ceiling. 7 Power points. Opening to



**SIDE HALL** with recessed downlighting to T&G boarded ceiling. Radiator. Ceramic tiled floor. Cloak hook. PVCu part opaque double glazed door to rear.

**WALK-IN PANTRY 6' x 4' 7" (1.83m x 1.40m)** ceramic tiled floor. PVCu double glazed window. C/h timer control. 'Worcester' Oil fired C/h boiler. 2 Power points. Glazed/panelled door to

**SEPARATE WC** with ceramic tiled floor. Radiator. Opaque single glazed 'Porthole' window. WC in white.

**INNER HALL** with glazed door to the kitchen. Recessed downlighting to T&G boarded ceiling. 3 Power points. Access to partly boarded loft space with electric light and the hot water cylinder.

**WALK-IN AIRING/LINEN CUPBOARD OFF** with glazed/panelled double doors. Fitted slatted shelving.

**BUILT-IN STORE CUPBOARD OFF** with fitted shelving.

**FRONT BEDROOM 1 12' 2" x 10' 9" (3.71m x 3.27m)** with radiator. PVCu double glazed window overlooking the garden. 6 Power points. TV point.

**FRONT BEDROOM 2 12' 2" x 11' 10" (3.71m x 3.60m)** with radiator. PVCu double glazed window overlooking the garden. 4 Power points. TV point

**FRONT BEDROOM 3 12' 1" x 9' 11" (3.68m x 3.02m) overall** with radiator. PVCu double glazed window overlooking the front garden. 4 Power points. TV point. Fitted wardrobe with double doors.

**REAR BEDROOM 4 10' 11" x 10' 2" (3.32m x 3.10m) plus** built-in wardrobe with double glazed/panelled doors. 4 Power points. Boarded effect laminate flooring. PVCu double glazed window. Radiator. TV point.

**BATHROOM 8' 10" x 5' 8" (2.69m x 1.73m) ext. 10' (3.05m) overall** 'L' shaped with ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Radiator. Fitted shelf. 3 Piece suite in white comprising WC, pedestal wash hand basin and corner spa bath with shower attachment. Fitted wall mirror.

## EXTERNALLY

The homestead is approached via a short level hardcored entrance drive over which the property has the benefit of a right of way and which terminates to the side of the dwelling where there is a tarmacadamed yard on to which the buildings front. Front paved sun terrace with beyond a level walled/post and railed fenced lawned garden that extends to the side and rear. Rear paved patio and decoratively stoned border. **The homestead occupies approximately 1 acre. OIL STORAGE TANK. OUTSIDE POWER POINTS.**



**THE OUTBUILDINGS** lie to the side of the dwelling thus not marring the views that are enjoyed to the fore from the dwelling are of a modern construction and front onto the tarmacadamed yard and comprise: -

**PURPOSE BUILT GARAGE/WORKSHOP/OFFICE** of traditional cavity constructed main walls with brick elevations that affords excellent scope for conversion to additional living accommodation subject to the necessary consents being obtained and which comprises: -

**FITTED KITCHEN 12' 7" x 8' 11" (3.83m x 2.72m)** with laminate flooring. Single glazed window. Range of fitted base and eye level kitchen units incorporating a sink unit with tiled splashback. Recessed downlighting to T&G boarded ceiling. 8 Power points. Plumbing for washing machine. PVCu part opaque double glazed door to side. Moulded white panel effect doors to

**FORMER GARAGE/WORKSHOP 17' 8" x 17' 4" (5.38m x 5.28m)** with a **14' 10" (4.52m) ceiling height** and **10' (3.05m) high garage roller door**. Laminate flooring. Staircase to first floor. PVCu double glazed double French doors to side. 9 Power points.

**OFFICE No 1 12' 9" x 7' 11" (3.88m x 2.41m)** with laminate flooring. Single glazed window. T&G boarded ceiling. 8 Power points. Moulded white panel effect door.

## **FIRST FLOOR**

**'GALLERIED' style LANDING** with recessed downlighting to T&G boarded ceiling. 8 Power points. TV point. Exposed boarded floor.

**OFFICE No 2 12' 8" x 7' 11" (3.86m x 2.41m)** with exposed boarded floor. Single glazed window overlooking farm land. 8 Power points. T&G boarded ceiling.

**SHOWER ROOM 8' 11" x 8' 6" (2.72m x 2.59m) overall** with recessed downlighting to 'T&G' boarded ceiling. Single glazed window. Laminate flooring. 2 Piece suite in white comprising WC and pedestal wash hand basin. Electricity consumer unit. Tiled shower enclosure with electric shower over - not tested - shower door.

**FITTED AIRING/LINEN CUPBOARD** with slatted shelving. 2 Power points. Double doors.

**ON THE OPPOSITE SIDE OF THE YARD** lies a concrete block built range that has power and lighting connected but which is turned off that comprises: -

**GARAGE 17' 4" x 15' 2" (5.28m x 4.62m)** with electronically operated up-and-over garage door. Door to

**GARDEN STORE ROOM 20' 5" x 17' 2" (6.22m x 5.23m)** formerly a Cowshed with concrete floor. 3 Single glazed windows. 4' 4" (1.32m) wide door to the front lawned garden.



**GARAGE/WORKSHOP 30' 8" x 20' 6" (9.34m x 6.24m)** formerly a 22 tie Cowshed with concreted floor. Water tap. Sliding double door access to the tarmacadamed yard. Opening to

**STOREROOM 20' 10" x 15' 3" (6.35m x 4.64m)** with 2 single glazed windows. Sliding double door access to

**WALLED/GATED CONCRETED FORMER COLLECTING YARD**

**OPEN FRONTED 3 BAY HAY/SILEAGE/LOOSE HOUSING SHED 55' x 19' 9" (16.75m x 6.02m)** with concreted floor. Steel stanchions. C.I./concrete block built.

**OPEN FRONTED LEAN-TO LOOSE HOUSING SHED** of C.I./concrete block construction. Concreted floor. The door onto the tarmacadamed yard has been sealed.

### THE LAND

The land lies convenient to the homestead is level being in two enclosures of 5.25 and 4.50 acres enjoying excellent road frontage (dual road frontage) being stock proof fenced laid to pasture and served by a natural water supply. In addition, we are informed that mains water is available.

### AGRICULTURAL TIE

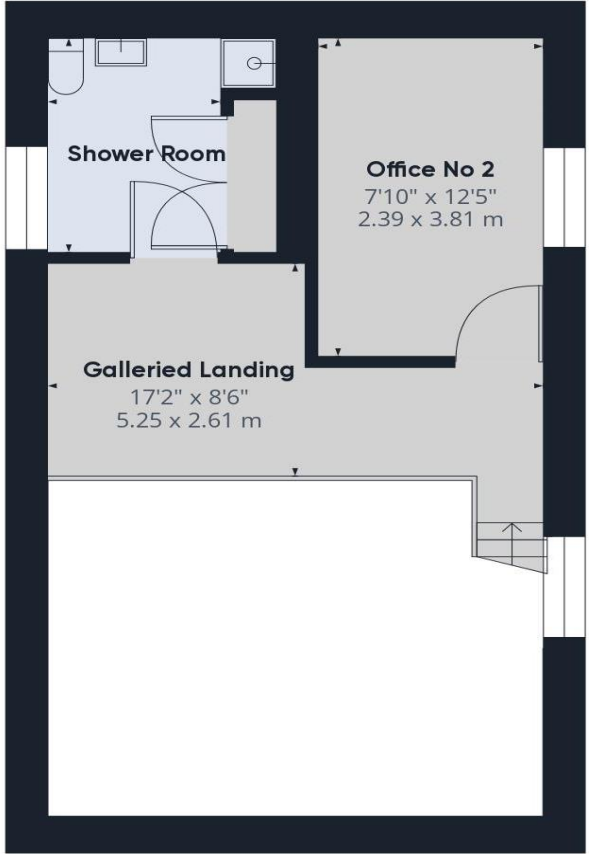
Applicants may be interested to note that the original dwelling was constructed with the benefit of an agricultural restriction which was **REMOVED** on the **3<sup>rd</sup> April 2003** under Planning Reference No GW/03450.







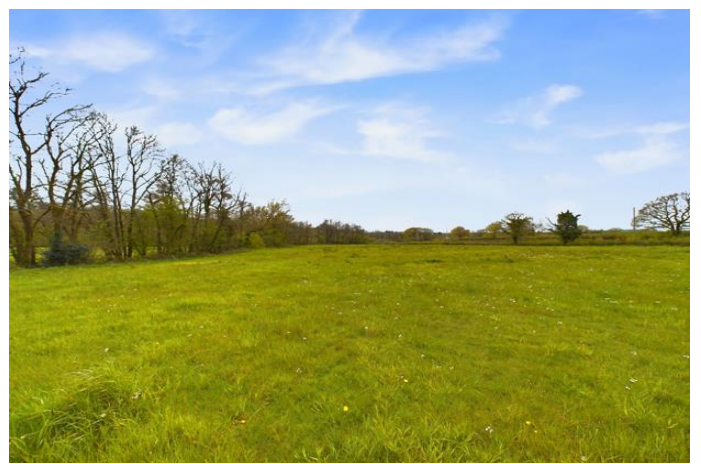
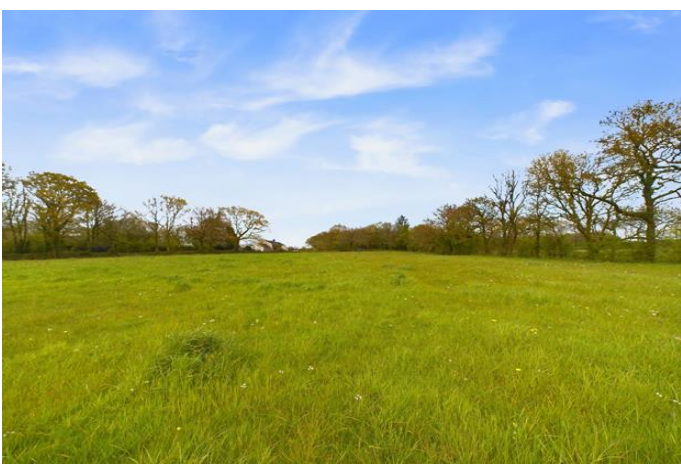
**Ground Floor** Building 2

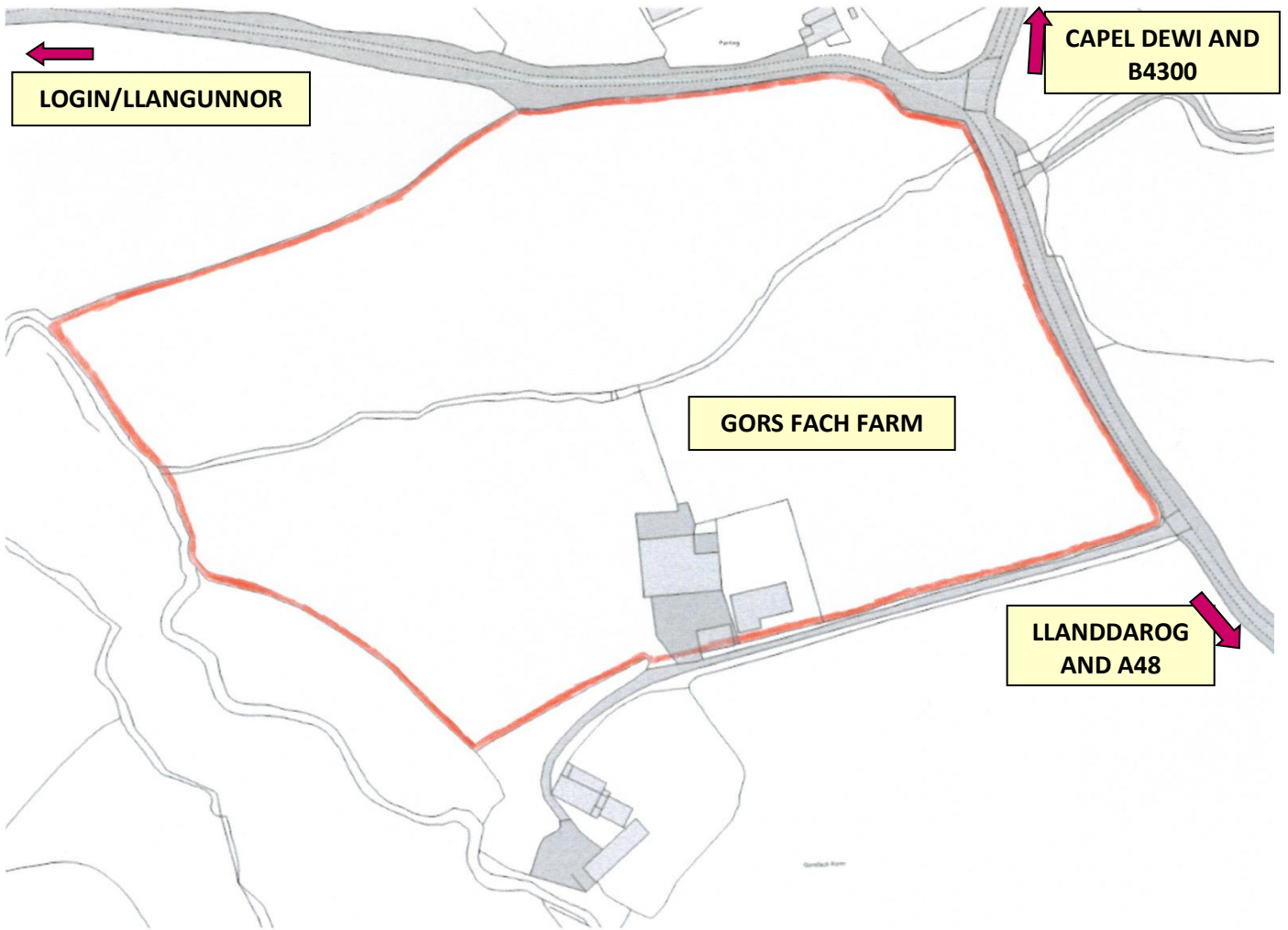


**Floor 1** Building 2



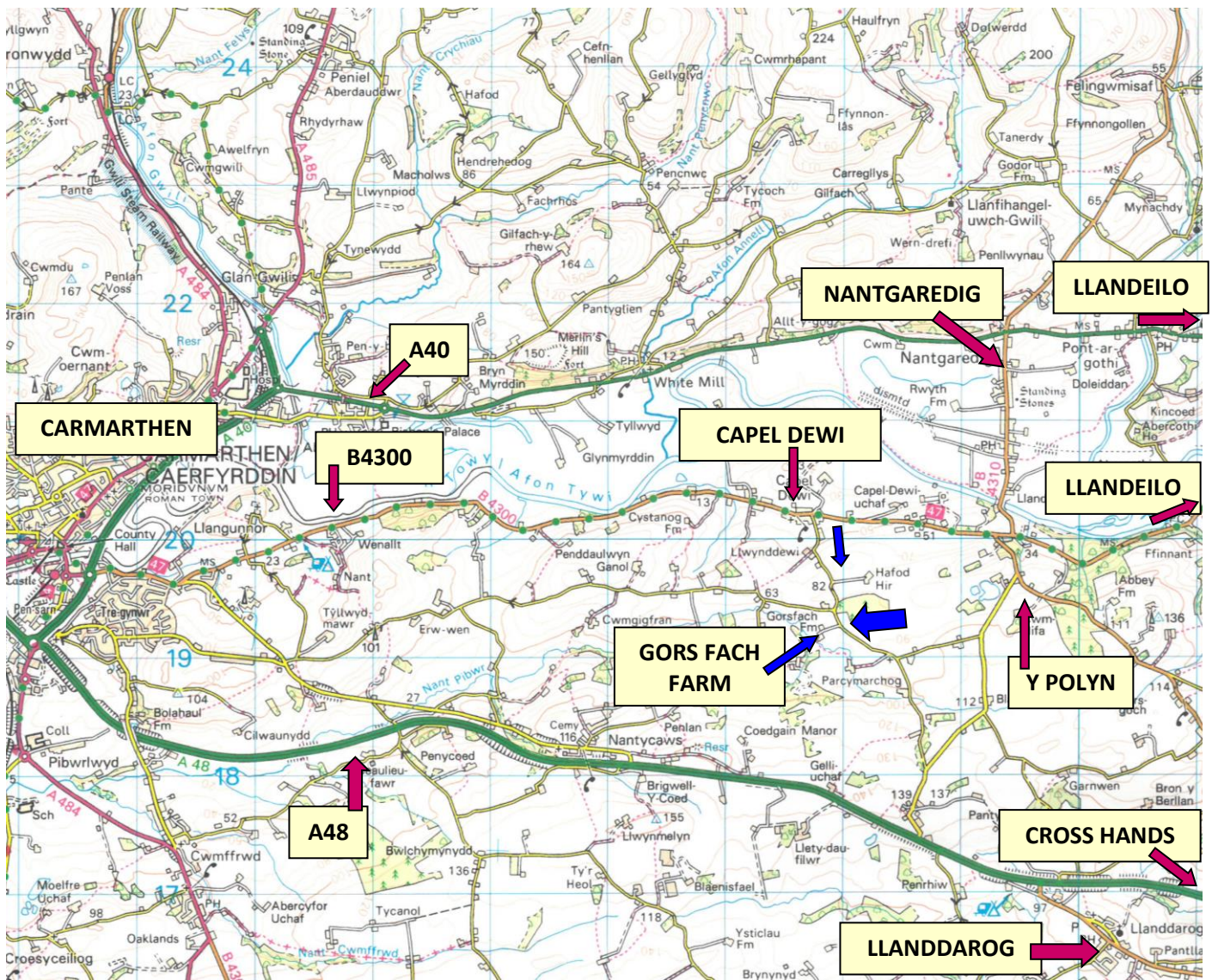






THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY





**DIRECTIONS:** - The property may be approached from the **Carmarthen, Nantgaredig/A40 and Cross Hands/A48** directions. From **Carmarthen** take the **B4300 Llandeilo Road** and on entering the village of **Capel Dewi** **turn right in the centre of the village**. Travel up the hill out of the village, continuing into the countryside **passing** the entrance to 'Hafod Hir Farm' and the right hand turning for '**Login**' (signposted) and the entrance to 'Gors Fach Farm' is the **next on the right hand side**.

**ENERGY EFFICIENCY RATING:** - E (53).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2021-0456-0870-1009-0413.

**SERVICES:** - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND E 2024/25 = £2,437.49p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

04.05.2024 - REF: 6619