

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- DELIGHTFULLY SITUATED 20.46 ACRE RESIDENTIAL SMALLHOLDING.
- EXCELLENT ROAD FRONTAGE.
- HOMESTEAD SET SLIGHTLY BACK OFF THE ROAD ENJOYING A SUNNY PRIVATE POSITION.
- 3 BEDROOMED FARMHOUSE. 2 LIVING ROOMS.
- MODERN AND TRADITIONAL RANGE OF OUTBUILDINGS WITH SCOPE - STP.
- APPROX 13.5 ACRES LEVEL CLEAN PASTURE SUITABLE FOR CROPPING.
- 1 MILE CARMARTHEN GOLF CLUB.
- 4 MILES NORTH OF CARMARTHEN TOWN CENTRE.

Esgair Fechan
Henfwlch Road
Carmarthen SA33 6AF

£760,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

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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.

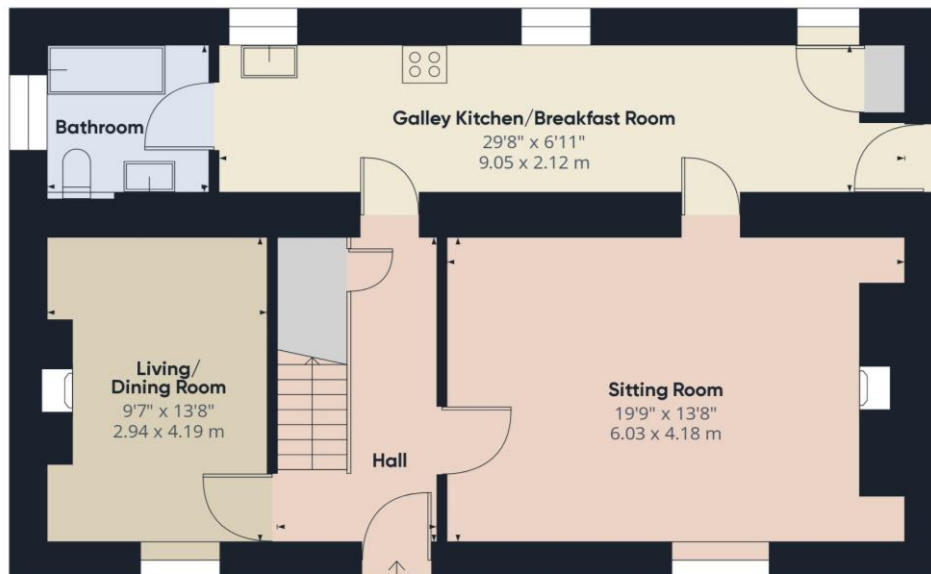
A most convenient delightfully situated **20.46 ACRE RESIDENTIAL SMALLHOLDING** located amidst the countryside enjoying a **private sunny south facing position** affording a **good degree of privacy** yet having excellent road frontage and comprising an attractive **DETACHED DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED FARMHOUSE** with banded quoins enjoying an elevated position with views over the countryside to fore, together with a traditional range of **OUTBUILDINGS** that afford excellent scope subject to the necessary consents being obtained together with a **MODERN RANGE of OUTBUILDINGS** including **3 BAY SILO, LEAN-TO FORMER CUBICLE SHED, 3 BAY SILEAGE SHED, LOOSE HOUSING SHED** etc together with **19 ACRES OF LAND** of which some **13.5 acres enjoys excellent road frontage is level being laid to pasture and suitable for cropping** all situated within **1 mile of Carmarthen Golf Club**, is within **3.5 miles of the A484 Carmarthen to Newcastle Emlyn trunk road at Cynwyl Elfed** that also offers a Primary School and Local Shop/Post Office and the property is located some **4 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

FIRST TIME ON THE MARKET SINCE 1988. OIL C/H. PLASTIC FASCIAS.

VIEWS ARE ENJOYED FROM THE FRONT OF THE DWELLING OVER THE SURROUNDING COUNTRYSIDE.

PVCu DOUBLE GLAZED WINDOWS. PANELLED INTERNAL DOORS.

TEXTURED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.



Ground Floor

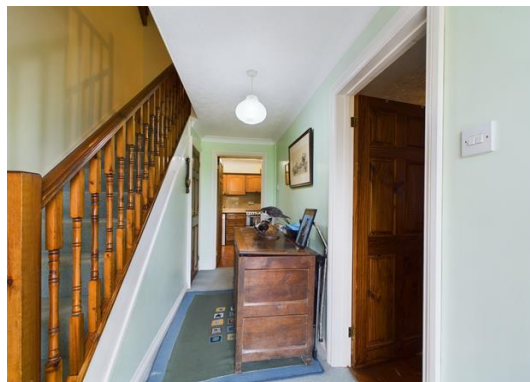


Floor 1

THE HOMESTEAD is approached via a short level hardcored entrance drive that leads to the buildings and original farm yard.

The accommodation comprises: -

RECEPTION HALL 14' x 7' (4.26m x 2.13m) overall with PVCu opaque double glazed entrance door. Cloak hooks. Staircase to first floor. Radiator. Walk-in understairs storage cupboard. Electric meter and consumer unit. Doors to the kitchen and



LIVING/DINING ROOM 13' 9" x 9' 9" (4.19m x 2.97m) with feature brick fireplace with quarry tiled hearth. Radiator. 2 Power points. PVCu double glazed window with a rural view.



SITTING ROOM 19' 11" x 13' 10" (6.07m x 4.21m) with boarded floor. PVCu double glazed window to fore with a rural view. **Feature stone fireplace** with oak mantle and quarry tiled floor incorporating a 'Rastor' multi-fuel room heater. 8 Power points. 2 TV points. Radiator.

FITTED 'GALLEY' KITCHEN/BREAKFAST ROOM 29' 10" x 7' (9.09m x 2.13m) with part tiled walls. Ceramic tiled floor to the kitchen area. Radiator. Telephone point. 'Worcester' oil fired central heating boiler. 3 PVCu double glazed windows overlooking the rear garden. PVCu opaque double glazed door to outside. 15 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit and open fronted display unit. **FITTED LINEN CUPBOARD**. Boarded effect vinyl flooring to the breakfast area. Door to



BATHROOM 7' 8" x 7' 3" (2.34m x 2.21m) overall with tile effect vinyl floor covering. PVCu opaque double glazed window. Fully tiled walls. Wall mounted electric fan heater. Radiator. 3 Piece coloured 'Shell' suite comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over, curtain and rail.

FIRST FLOOR

LANDING with access to loft space. Exposed beams. Radiator. 1 Power point.

FRONT BEDROOM 1 13' 9" x 9' 9" (4.19m x 2.97m) overall with PVCu double glazed window with a rural view. Radiator. 4 Power points. Exposed beam.

FRONT BEDROOM 2 10' 5" x 8' 3" (3.17m x 2.51m) with PVCu double glazed window with a rural view. Radiator. Exposed beam. TV point. 4 Power points.

FRONT BEDROOM 3 13' 11" x 12' 2" (4.24m x 3.71m) with exposed beams. PVCu double glazed window with a rural view. Radiator. TV point. 6 Power points.



EXTERNALLY

The dwelling fronts on to a hardcored yard onto which also front the traditional range of outbuildings. Walled concreted forecourt and wide side pathway. Rear established well stocked mainly lawned garden that extends to one side and incorporates a small 'cottage' style garden with ornamental pond all of which is interspersed/bounded by a variety of ornamental trees and shrubs. **OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP. WATER BATH.**

GREENHOUSE 10' x 8' (3.05m x 2.44m) on concrete block base.

FORMER PIG STY

FORMER OUTSIDE WC

THE OUTBUILDINGS

The traditional range of outbuildings that are suitable for conversion subject to the necessary consents being obtained lie to one side of the hardcored yard and dwelling thus not marring the views that are enjoyed from the house and they comprise: -

OUTSIDE UTILITY ROOM 7' 3" x 5' 6" (2.21m x 1.68m) with sink unit. PVCu opaque double glazed window. Power and lighting. Water filtration equipment.

BARN 19' x 16' (5.79m x 4.87m) with vaulted ceiling.

ADJOINING STOCK SHED 16' x 12' (4.87m x 3.65m)

ADJOINING FORMER COWSHED 21' x 15' 8" (6.40m x 4.77m) with vaulted ceiling. Presently divided into 6 pens.

ADJOINING FORMER GARAGE 25' x 15' 8" (7.61m x 4.77m) presently divided into 4 pens. Double and side door access.

TO THE REAR OF THIS RANGE ARE A NUMBER OF MISCELLANEOUS LEAN-TO SHEDS

ON THE OPPOSITE SIDE OF THE YARD LIES: -

FORMER GARAGE 18' 8" x 14' 5" (5.69m x 4.39m) overall stone built with up and over garage door. Personal door. Fireplace.

Beyond the hardcored yard lies a lower yard on to which fronts a stone built **STOCKSHED** with loft over and the remains of a lean-to pen.

TO THE REAR OF A TRADITIONAL RANGE OF OUTBUILDINGS

lie a modern range that fronts onto a concreted yard and comprises: -

FORMER MILKING PARLOUR 22' 6" x 17' 11" (6.85m x 5.46m) concrete block built with power and lighting. Concreted floor. 3 Entrance doors.



LEAN-TO FORMER DAIRY/BULK TANK ROOM

LEAN-TO FORMER MOTOR ROOM

ENCLOSED 3 BAY SILO 46' 6" x 20' (14.16m x 6.09m) open fronted. Concrete block/C.I. constructed with a concreted floor.

LEAN-TO FORMER CUBICLE SHED 46' x 23' (14.01m x 7.01m) presently utilised as an implement shed with double door access. **The cubicles have been removed.**

ON THE OPPOSITE SIDE OF THE CONCRETED YARD LIE:-

ENCLOSED 3 BAY SILEAGE SHED 43' 6" x 18' 5" (13.25m x 5.61m)

ADJOINING HAY BARN/LOOSE HOUSING SHED 43' 6" x 16' 9" (13.25m x 5.10m)

LEAN-TO LOOSE HOUSING SHED 44' 10" x 20' (13.65m x 6.09m) overall with tractor access.

FORMER 4 BERTH CARAVAN in **dis-repair** and located within its own garden to the side of the enclosed 3 bay silo.

THE LAND

The property amounts in all to **20.46 acres or thereabouts** of which some 13.5 acres enjoy excellent road frontage being level laid to pasture and suitable for cropping. The remainder of the land comprises rough grazing and sloping woodland. **Mains Water has been brought to the land.**











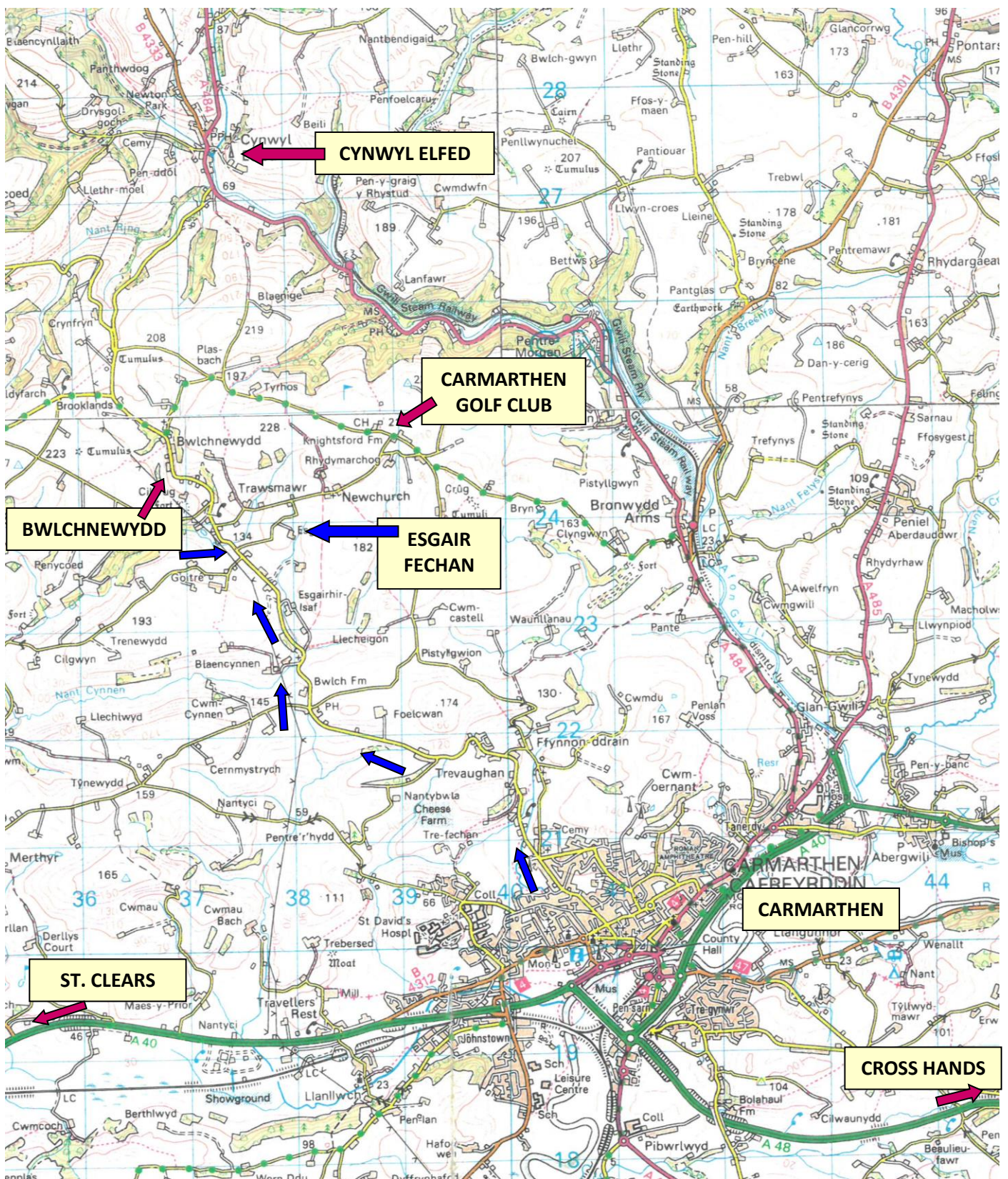
ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

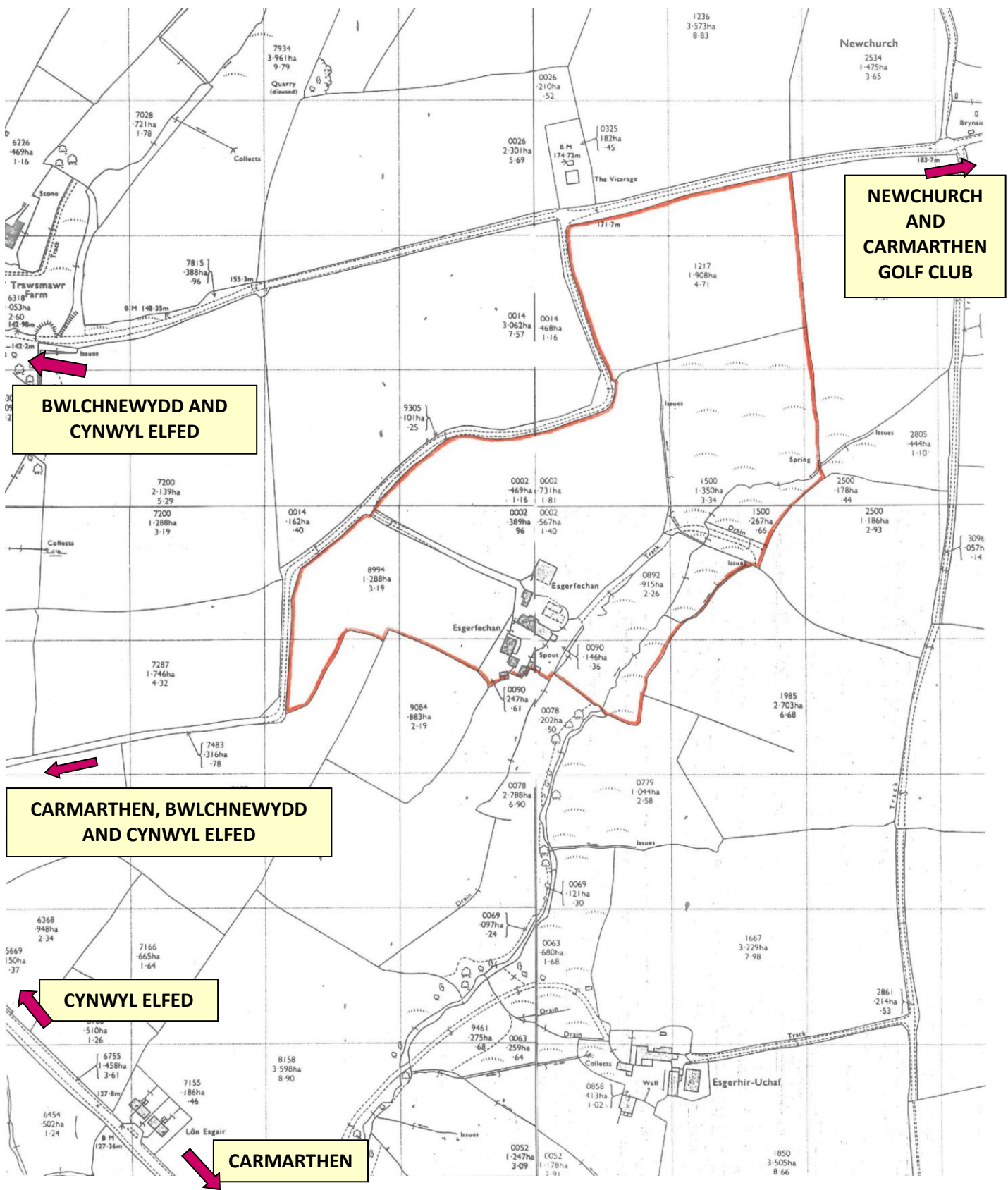
SERVICES: - Mains electricity. Mains water has been brought to the fields. Private water and drainage. Telephone subject to BT Regs.

COUNCIL TAX: – BAND E. 2024/25 = £2,389.63p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.



DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street', 'Fountain Hall Terrace' and 'Lime Grove Avenue' continuing **past** the entrance to the **Fire Station** and through the village of Trevaughan. **Continue past the former 'Plough and Harrow Public House'** and cross roads/turning for Merthyr. **Travel along 'Henfwlch Road'** past 'Foelcwan' Chapel into the dip and up the hill. Continue **past** the right hand turning for 'Esgair Hir Isaf', the bungalows and a pair of semi-detached houses **passing** the left hand turning signposted 'Tafarn y Cwm' (China Road). Continue a **short distance and turn first right before** an 'S' bend into a Class III Council maintained road. Travel **past the tractor storage yard** continuing for **approximately a quarter of a mile** and the **entrance to the property** will be found on the **right hand side**.



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
 08.06.2024 - REF: 6831