

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **30.23 ACRE SMALLHOLDING WITH EXCELLENT ROAD FRONTAGE.**
- **4 BEDROOMED FARMHOUSE.**
- **USEFUL RANGE OF MODERN AND TRADITIONAL OUTBUILDINGS.**
- **2.5 MILES A484 CARMARTHEN TO NEWCASTLE EMLYN ROAD AND CONVENIENCE STORE AT CYNWYL ELFED.**
- **HOMESTEAD SET BACK OFF THE ROAD ENJOYING A PRIVATE POSITION.**
- **3 LIVING ROOMS. 2 WC's.**
- **APPROX. 29 ACRES OF CLEAN STOCK PROOF FENCED PASTURELAND IN 4 ENCLOSURES SURROUNDING THE HOMESTEAD.**
- **5 MILES NORTH OF CARMARTHEN.**

Plasnewydd
Abernant
Carmarthen SA33 5RG

£550,000 OIRO
FREEHOLD

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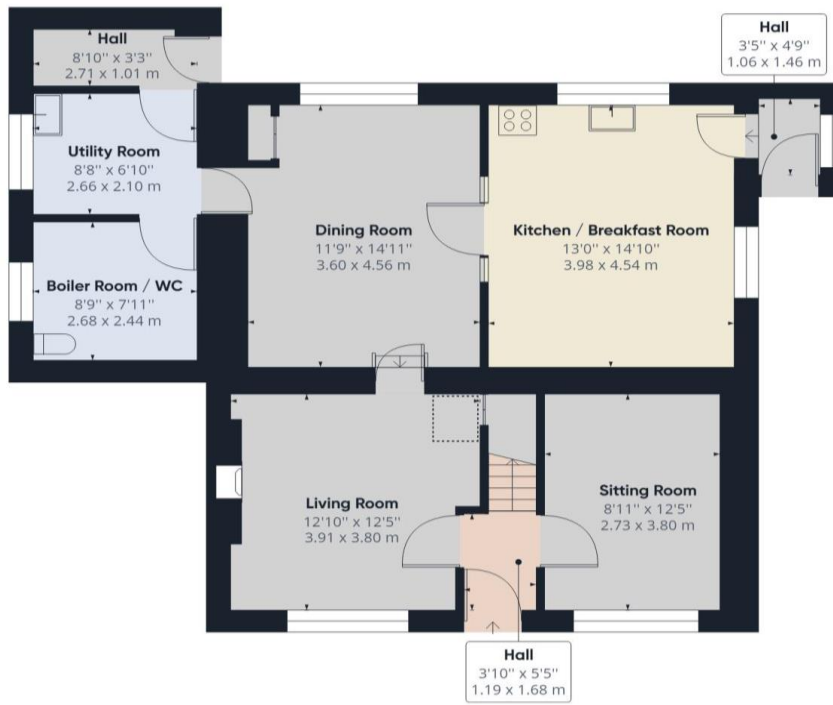
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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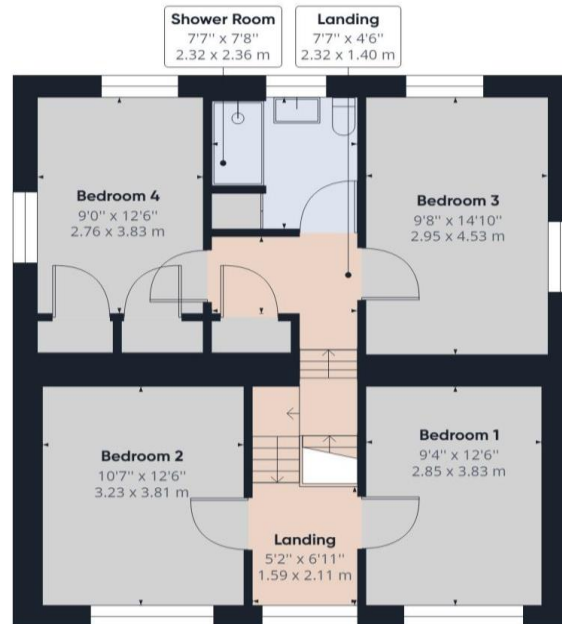
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The Property
Ombudsman

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.



Ground Floor



Floor 1



*A most conveniently situated **30.23 ACRE RESIDENTIAL SMALLHOLDING** occupying a delightful position amidst the countryside enjoying excellent road frontage approached via a **level, relatively short, concreted entrance drive** that terminates at the homestead that comprises an **improvable 4 BEDROOMED/3 RECEPTION ROOMED FARMHOUSE** and useful range of modern and traditional **OUTBUILDINGS** centrally located with the land being stock proof fenced served by a private water supply being all laid to pasture and divided into 4 enclosures amounting to **8.6, 5, 6.8 and 12 acres.***

The property is situated amidst the countryside within **1 mile of the Bwlchnewydd to Cynwyl Elfed road**, is within **1.75 miles** of the rural village communities of **Abernant and Talog**, is located **2.5 miles of the A484 Carmarthen to Newcastle Emlyn Road** and village of **Cynwyl Elfed** that offers a **Primary School and Convenience Store/Post Office** and is situated **5.5 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. Carmarthen Golf Club being approximately 2.5 miles distant.

FIRST TIME ON THE MARKET SINCE 1965. NO FORWARD CHAIN.

OIL CENTRAL HEATING - BOILER NOT WORKING. PVCu DOUBLE GLAZED WINDOWS.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED IN THE 1960's WITH THE AID OF A LOCAL AUTHORITY IMPROVEMENT GRANT.

VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE TOWARDS 'CARN INGLI' AND THE 'PRESELI MOUNTAINS' IN THE DISTANCE.

APPLICANTS SHOULD NOTE THAT THE NATIONAL AIR TRAFFIC SERVICES HEIGHT MONITORING MAST LOCATED AT THE ENTRANCE TO THE PROPERTY PROVIDES AN INCOME OF £4,250.00p per annum.

ENTRANCE HALL with radiator. Quarry tiled floor. Aluminium opaque double glazed entrance door. Staircase to First Floor. Glazed/panelled door to the Living room and

SITTING ROOM 12' 6" x 9' (3.81m x 2.74m) with 1 power point. PVCu double glazed window. Radiator. Quarry tiled floor.

LIVING ROOM 12' 6" x 11' 10" (3.81m x 3.60m) with 2 power points. Tiled floor. Radiator. Tiled fireplace. PVCu double glazed window. Telephone point. Understairs storage cupboard. Glazed/panelled door to

DINING ROOM 15' x 11' 11" (4.57m x 3.63m) with radiator. PVCu double glazed window. 2 Power points. **Fitted cupboard.** 8' 2" (2.49m) Ceiling height. Glazed/panelled door and side screen to the Kitchen. Door to

UTILITY ROOM 8' 9" x 6' 11" (2.66m x 2.11m) with sink unit. Double glazed 'Velux' window to sloping ceiling. 6 Power points. Plumbing for washing machine. Doors to the rear hall and

BOILER ROOM/WC 8' 8" x 8' (2.64m x 2.44m) with 'Worcester' oil fired central heating boiler - **not working.** Opaque single glazed window. Double glazed 'Velux' window to sloping ceiling. WC.

REAR HALL 8' 10" x 3' 4" (2.69m x 1.02m) with double glazed 'Velux' window to sloping ceiling. 2 Power points. Cloak hooks. Stable door to the rear garden.



KITCHEN/BREAKFAST ROOM 14' 11" x 13' (4.54m x 3.96m) with double aspect. 2 PVCu double glazed windows. Part tiled walls. Radiator. Range of fitted base and eye level kitchen units incorporating a 1½ bowl sink unit, oven, grill, hob and cooker hood - none of the appliances have been tested. 9 Power points. Plumbing for washing machine. Glazed/panelled door to



SIDE ENTRANCE HALL with 'Terrazzo' tiled floor. PVCu double glazed window. T&G boarded ceiling. Panelled entrance door to outside.

FIRST FLOOR

HALF LANDING

FRONT LANDING 7' x 5' 4" (2.13m x 1.62m) with exposed boarded floor. Radiator. PVCu double glazed window. T&G boarded ceiling. Access to loft space.



FRONT BEDROOM 1 12' 7" x 9' 2" (3.83m x 2.79m) with exposed boarded floor. Radiator. PVCu double glazed window. T&G boarded ceiling. 1 Power point.

FRONT BEDROOM 2 12' 7" x 10' 6" (3.83m x 3.20m) with exposed boarded floor. Radiator. PVCu double glazed window. T&G boarded ceiling. 4 Power points.



REAR LANDING with 3 Power points. Exposed boarded floor.

FITTED AIRING/LINEN CUPBOARD with slatted shelving. Cold water tank. Hot water cylinder.

REAR BEDROOM 3 14' 11" x 9' 8" (4.54m x 2.94m) with double aspect. 2 PVCu double glazed windows - one with a far reaching view over the surrounding countryside towards 'Carn Ingli' and the 'Preseli Mountains' in the distance. Exposed boarded floor. Radiator. 1 Power point.



SHOWER ROOM 7' 8" x 7' 7" (2.34m x 2.31m) overall with radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC. Part tiled walls. Shower tray with fitted seat, plumbed in shower over, curtain and rail. **FITTED LINEN CUPBOARD** with slatted shelving.

REAR BEDROOM 4 12' 7" x 9' 1" (3.83m x 2.77m) plus built-in wardrobe off with 2 doors. Exposed boarded floor. Double aspect. 1 Power point. Radiator. 2 PVCu double glazed windows - one with a far reaching view over the surrounding countryside towards 'Carn Ingli' and the 'Preseli Mountains' in the distance.

EXTERNALLY

The homestead is approached via a short level concreted entrance drive that terminates at the homestead and to the side of the dwelling house. Front, side and rear gardens. **OUTSIDE WATER TAPS. OIL STORAGE TANK. LEAN-TO GREENHOUSE.**



FORMER KENNEL 26' x 9' 9" (7.92m x 2.97m) concrete block built.

THE OUTBUILDINGS

The outbuildings lie to one side of the residence and are of a traditional and modern construction having electricity available to most of the buildings.

STONE/CONCRETE BLOCK RANGE COMPRISING: -

CALF COT 13' 4" x 6' 7" (4.06m x 2.01m)

FORMER FEED/GRAIN STORE 20' 9" x 13' 3" (6.32m x 4.04m) with former feed bin

LEAN-TO FORMER DAIRY 11' 6" x 9' (3.50m x 2.74m) concrete block built

ADJOINING CALF COT 9' 8" x 6' 8" (2.94m x 2.03m) stone built

FORMER MILKING PARLOUR 38' x 13' 7" (11.57m x 4.14m)

BEYOND THIS RANGE lies a more modern range of buildings that front onto a concreted **COLLECTING YARD**, are in disrepair and briefly comprise: -

SILEAGE SHED 41' 6" x 33' (12.64m x 10.05m) steel framed with concrete shuttered walls. Concreted floor.

ADJOINING FORMER 28 TIE CUBICLE SHED 50' 8" x 20' 6" (15.43m x 6.24m) concrete block built.

LEAN-TO STORESHED 24' 6" x 17' 4" (7.46m x 5.28m) open fronted

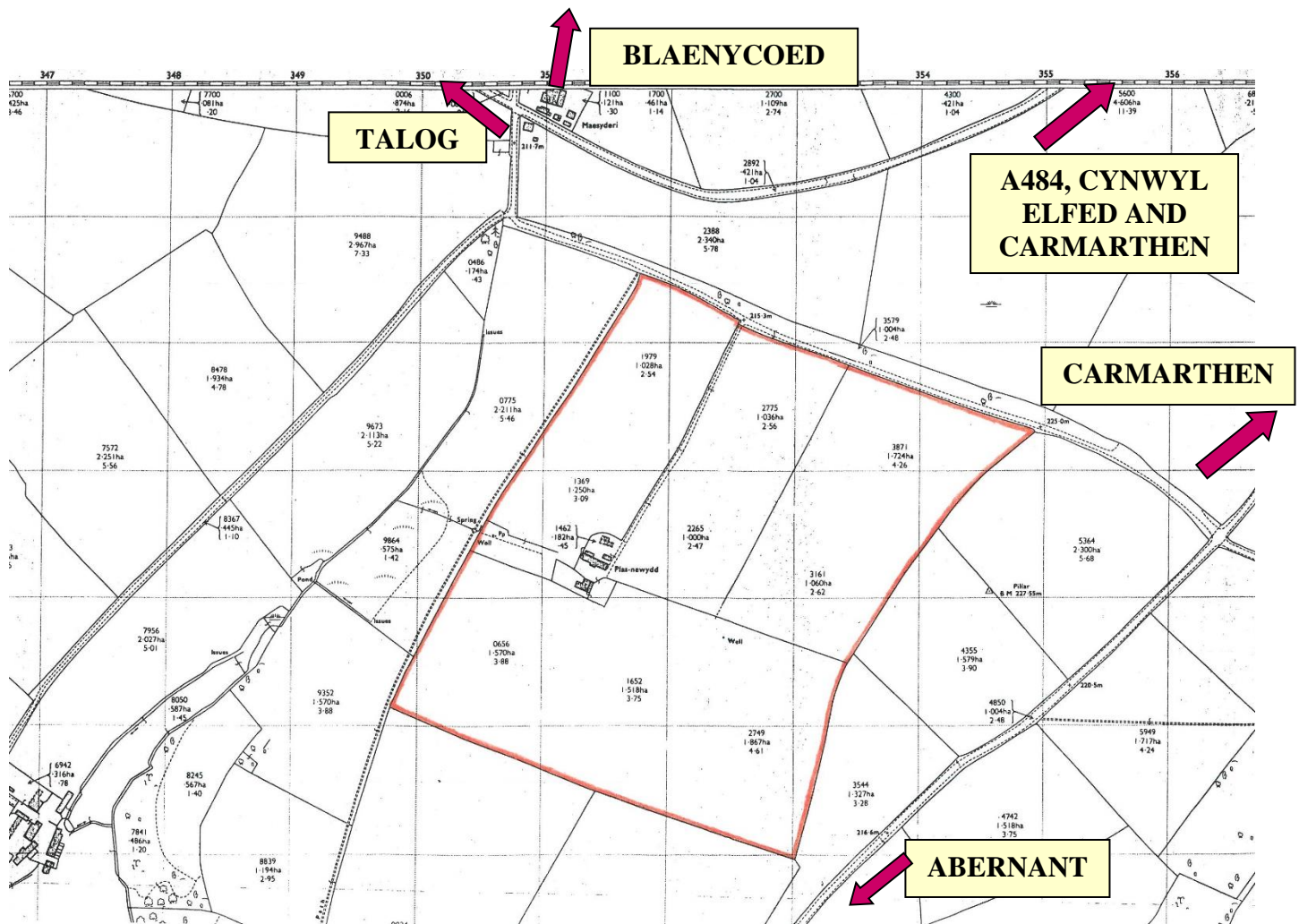
THE LAND

The property amounts to 30.23 acres or thereabouts as per the enclosed plan. The land surrounds the homestead and enjoys excellent frontage to the Public Highway, is divided into 4 useful enclosures laid to pasture providing excellent cropping/grazing and is stock proof fenced being served by the private water supply.









NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen town centre** travel up '**Lime Grove Avenue**' **past** the entrance to Carmarthen Fire Station and **continue through Trevaughan** and **out** into the countryside. Travel **past** the '**Plough and Harrow**' Public House continuing towards **Cynwyl Elfed** and **having past** the right hand turning for **Newchurch/Golf Club** continue **through the hamlet of Bwlchnewydd** and **climb up the hill** out of the valley and **turn first left** for **Abernant/Talog (signposted)**. Travel for approximately a **third of a mile** and **turn left for Abernant (signposted)**. Travel again, for a **third of a mile** and **turn right** at the **crossroads**. Continue down this Class III Council maintained road and the **entrance to the property** is the **first on the left hand side**.

ENERGY EFFICIENCY RATING: - F (34).

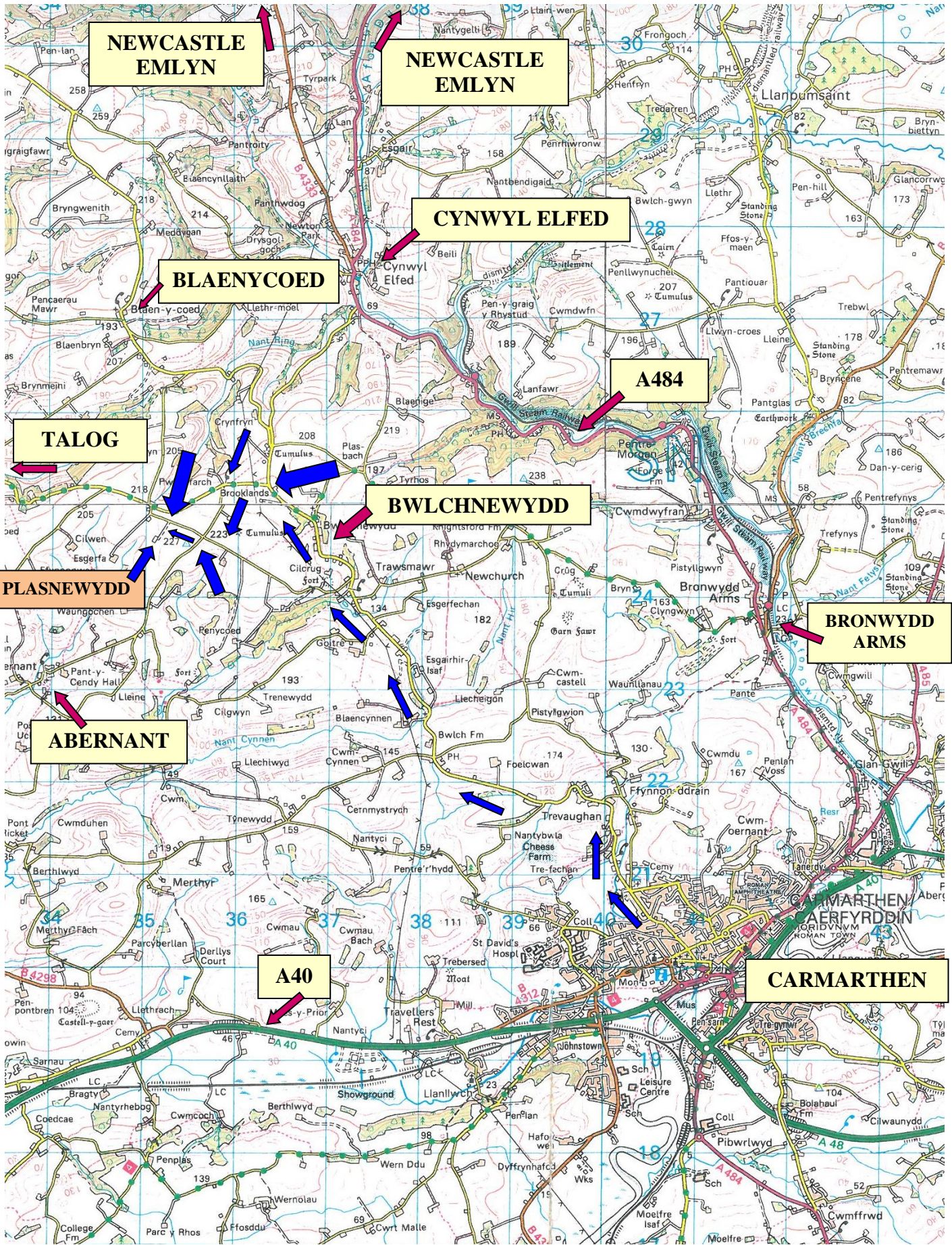
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7200-4902-6002-1129-0896.

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

COUNCIL TAX: - BAND E. 2023/24 = £ 2,236.11p. **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

16.11.2022 - REF: 6481

Details amended – 22.06.2023 and 18.12.23