

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

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- **4 ACRE RESIDENTIAL SMALLHOLDING SET UP FOR EQUESTRIAN USE.**
- **3 BATHROOMS. 4 WC's. OIL C/H.**
- **TRADITIONAL RANGE OF OUTBUILDINGS INCLUDING A BARN CONVERTED TO 3 STABLES.**
- **2.25 MILES CENTRE OF PONTYBEREM.**
- **4 BEDROOMS. 2 LIVING ROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **MENAGE. SET BACK OFF THE ROAD.**
- **7 MILES CROSS HANDS AND A48 DUAL CARRIAGEWAY.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

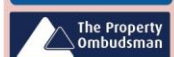
**Blaengain Farm**  
Crwbin  
Kidwelly SA17 5BY

**£445,000** OIRO  
FREEHOLD

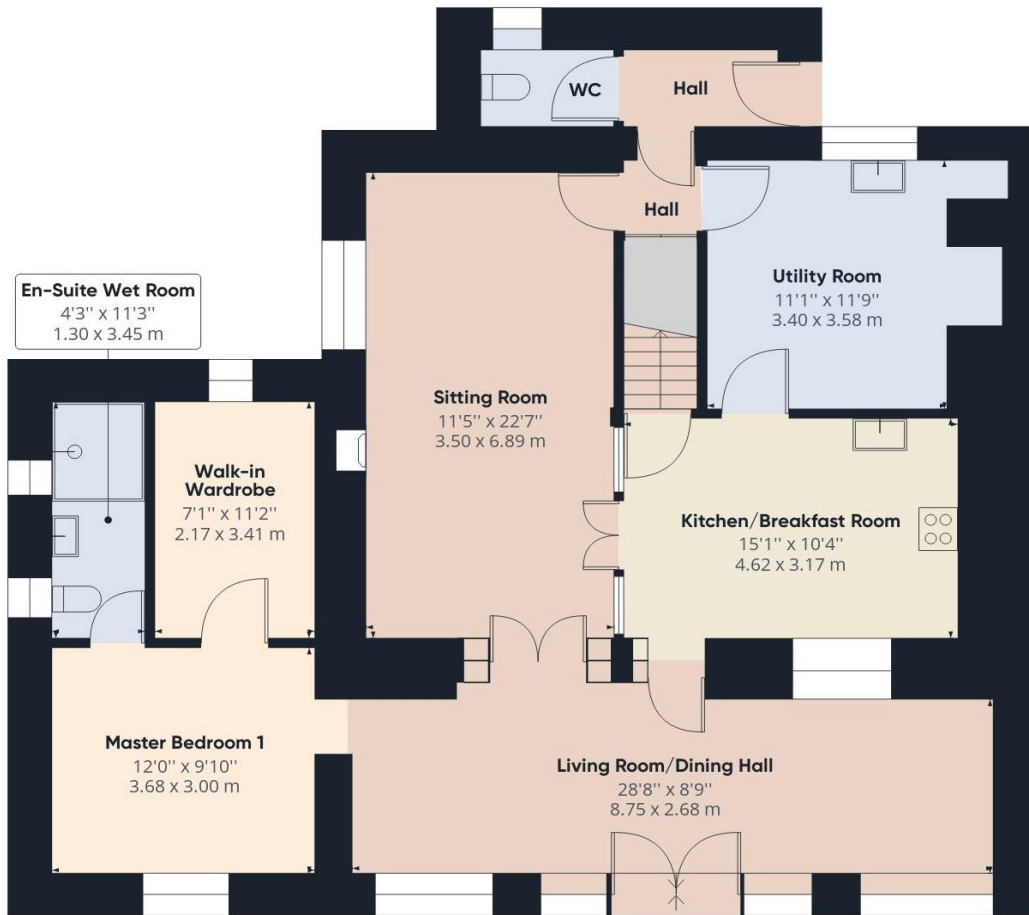
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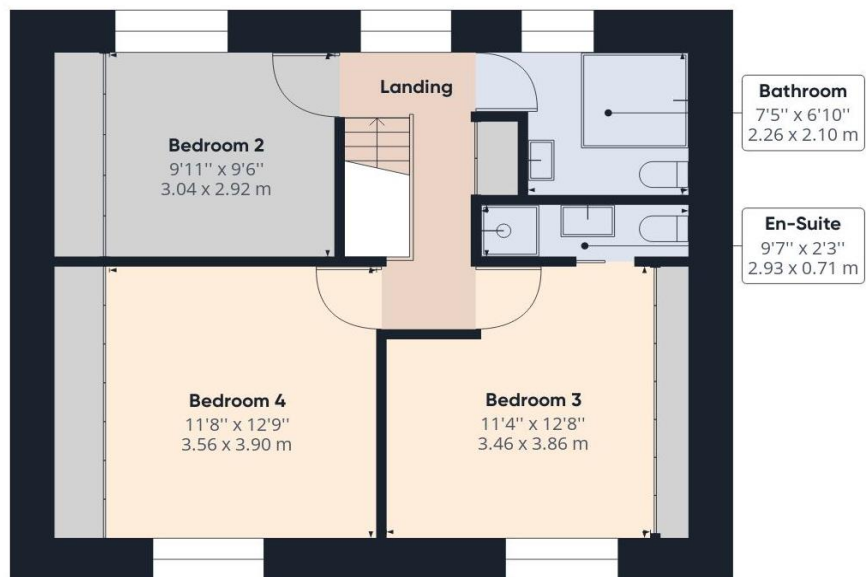
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1

*A most conveniently situated **4 ACRE approx. RESIDENTIAL SMALLHOLDING** that is set up for **EQUESTRIAN use** comprising a shared homestead that is approached via a **short level tarmacadamed entrance drive that terminates on the yard to include a substantially extended 4 BEDROOMED/2 RECEPTION ROOMED FARMHOUSE**, traditional range of **OUTBUILDINGS** that have been adapted for Equestrian use, **Menage (40m x 20m)** and approximately 3.5 acres of land laid to pasture.*

The property is situated **set back off the B4306 Carmarthen to Pontyberem Road** just off 'Crwbin Common' approximately **2.25 miles of the centre of Pontyberem** that offers the usual range of local facilities and services including a Supermarket, is located some **6.5 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** that also offers a Railway Station, is within **7 miles of Cross Hands and the A48 dual carriageway** and is located some **10 miles north of the town of Llanelli**. The property being located within **6 miles of 'Ffos Las' Racecourse** with 'Pembrey Country Park' and 'Cefn Sidan Sands' being approximately 10 miles distant.

**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED TO THE FRONT IN 1985 AND TO THE SIDE circa. 2010/11.**

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

**FIRST TIME ON THE MARKET SINCE 1984. PV PANELS PROVIDING AN INCOME.**

**OIL C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**PLASTIC FASCIA AND SOFFIT. SMOOTH SKIMMED/TEXTURED AND COVED CEILINGS.**

**THE VERTICLE BLINDS AND FITTED CARPETS ARE INCLUDED.**

**LIVING ROOM/DINING HALL 28' 11" x 8' 9" (8.81m x 2.66m)** with mains smoke alarm. 2 Radiators. 2 PVCu double glazed windows to fore. PVCu double glazed double French doors and side screens to outside. 6 Power points.

**MASTER BEDROOM SUITE comprising: -**

**BEDROOM 1 11' 10" x 9' 10" (3.60m x 2.99m)** with solid light oak boarded effect flooring. Radiator. PVCu double glazed window. 12 Power points. TV and telephone points. Mains smoke alarm.

**WALK-IN WARDROBE 11' 4" x 6' 10" (3.45m x 2.08m)** with solid light oak boarded floor. Radiator. 2 Power points. PVCu double glazed window. Fitted open fronted hanging space.

**EN-SUITE WET ROOM 11' 4" x 4' 4" (3.45m x 1.32m)** with non-slip vinyl flooring. 2 PVCu opaque double glazed windows. Fully tiled walls. Recessed downlighting. Dual fuel chrome towel warmer ladder radiator. Extractor fan.

**SITTING ROOM 22' 8" x 11' 10" (6.90m x 3.60m) overall** formerly 2 rooms with engineered oak boarded floor. 12 Power points. T&G boarded to dado height. Feature marble effect Victorian style fireplace incorporating a coal effect L.P. gas fire. 2 Radiators with decorative covers. Glazed oak double doors and side screens to the Living Room/Dining Hall. Glazed/panelled door to the rear hall. Glazed double doors to





**FITTED KITCHEN/BREAKFAST ROOM 15' 2" x 10' 4" (4.62m x 3.15m)** with 11 power points. Staircase to first floor. Boarded effect vinyl floor covering. Part tiled walls. Radiator with decorative cover. Range of fitted base and eye level kitchen units incorporating a double bowl sink unit, extractor fan and integrated fridge.

**UTILITY ROOM 11' 10" x 11' 3" (3.60m x 3.43m)** with ceramic tiled floor. Radiator. PVCu double glazed window. Part tiled walls. 8 Power points. Tiled fireplace incorporating a 'Worcester' oil fired central heating boiler. Fitted floor to ceiling cloaks cupboard with double doors. Plumbing for dishwasher and washing machine.

**INNER HALL** with understairs storage cupboard off. Ceramic tiled floor.

**REAR HALL** with quarry tiled floor. Stable door to outside.

**SEPARATE WC** with ceramic tiled floor. WC. Opaque single glazed window.

**FIRST FLOOR - 8' 6" (2.59m) Ceiling heights**

**LANDING** with PVCu opaque double glazed window. Access via loft ladder to partly boarded attic space.

**BUILT-IN AIRING/LINEN CUPBOARD OFF** with radiator. Double louvre doors. Slatted shelving. 2 Power points.

**REAR BEDROOM 2 10' 1" x 9' 7" (3.07m x 2.92m)** plus fitted wall to wall/floor to ceiling wardrobes with sliding mirrored doors. Wall light with shaver point. Wash hand basin. 4 Power points. Radiator. PVCu double glazed window.

**FAMILY BATHROOM 9' 6" x 6' 10" (2.89m x 2.08m) overall** 'L' shaped with PVCu opaque double glazed window. Radiator. Fully tiled walls. 3 Piece coloured suite comprising WC, pedestal wash hand basin and corner bath with shower attachment.

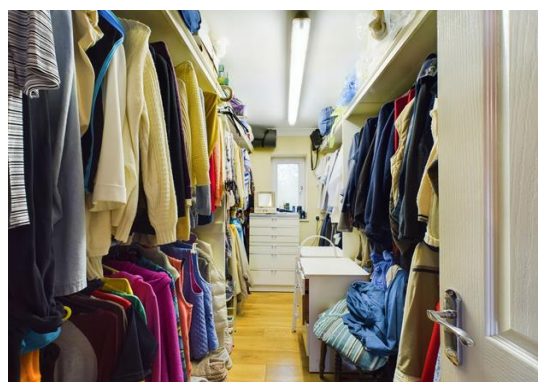
**FRONT BEDROOM 3 12' 9" x 11' 6" (3.88m x 3.50m) plus** wall to wall/floor to ceiling wardrobes with sliding mirrored doors. 'L' shaped. Radiator. PVCu double glazed window. 4 Power points.

**EN-SUITE SHOWER ROOM** with 2 piece coloured suite comprising WC and wash hand basin with splashback and fitted cupboard beneath. Wall light with shaver point. Fully tiled walls. Shower enclosure with plumbed in shower over. Extractor fan.

**FRONT BEDROOM 4 13' 11" x 12' 10" (4.24m x 3.91m) overall** with wall to wall/floor to ceiling wardrobes with sliding mirrored doors. Radiator. PVCu double glazed window. 6 Power points. Wash hand basin. Wall light with shaver point.

## **EXTERNALLY**

The property is approached via a short shared level walled tarmacaded entrance drive that terminates to the front/side of the homestead and over which there is a **right of way in favour of the adjoining property known as 'The Coach House'**. Lawned sloping garden to one side. Rear lawned garden. **OIL STORGAE TANK. OUTSIDE LIGHT and WATER TAP.**





**STORE SHED** timber framed.

**WORKSHOP** 14' 8" x 8' 2" (4.47m x 2.49m) with power and lighting. Concrete block built.

**STORE SHED** 9' 9" x 7' 2" (2.97m x 2.18m)

**FORMER SMITHY** 17' 2" x 14' (5.23m x 4.26m) Stone/concrete block built. Double doors. Concreted floor. Power and lighting.

**FRONTING ONTO THE 'PRIVATE' TARMACADAMED/CONCRETED YARD LIE: -**

**FORMER COWSHED** of stone/slate construction that has been subdivided into **3 STABLES** and a **TACK ROOM**.

**ADJOINING LOOSE BOX** 17' 9" x 12' (5.41m x 3.65m) open fronted. Concrete block built. Concrete floor.

**ADJOINING GARAGE** 18' 2" x 11' 3" (5.53m x 3.43m) with electronically operated roller door. Power and lighting.

**IMPLEMENT SHED** 29' 6" x 18' 4" (8.98m x 5.58m) with steel stanchions. Open fronted. Power and lighting. WATER TAP.

**PURPOSE BUILT STABLE** of timber framed construction.

**TO THE REAR OF 'THE COACH HOUSE' LIE: -**

**HAY BARN** 46' x 17' 6" (14.01m x 5.33m) with power and lighting. Steel stanchions. Open fronted.

**LEAN-TO LOOSE HOUSING SHED** 65' x 16' 6" (19.80m x 5.03m) concrete block built with entrances to the front and side.

**OPEN FRONTED GARAGE** 24' x 21' (7.31m x 6.40m) with concreted floor. Steel framed and part concrete block built.

**'ALL WEATHER' MENAGE** 131' 4" x 67' 4" (40.00m x 20.51m)

### THE LAND

The land is level to sloping being laid to pasture and amounts to approximately 3.5 acres or thereabouts and edged in RED on the plan. Applicants should that the land edged in BLUE that amounts to 1.41 acres is rented at a peppercorn rent from the neighbouring property that owns the quarry.











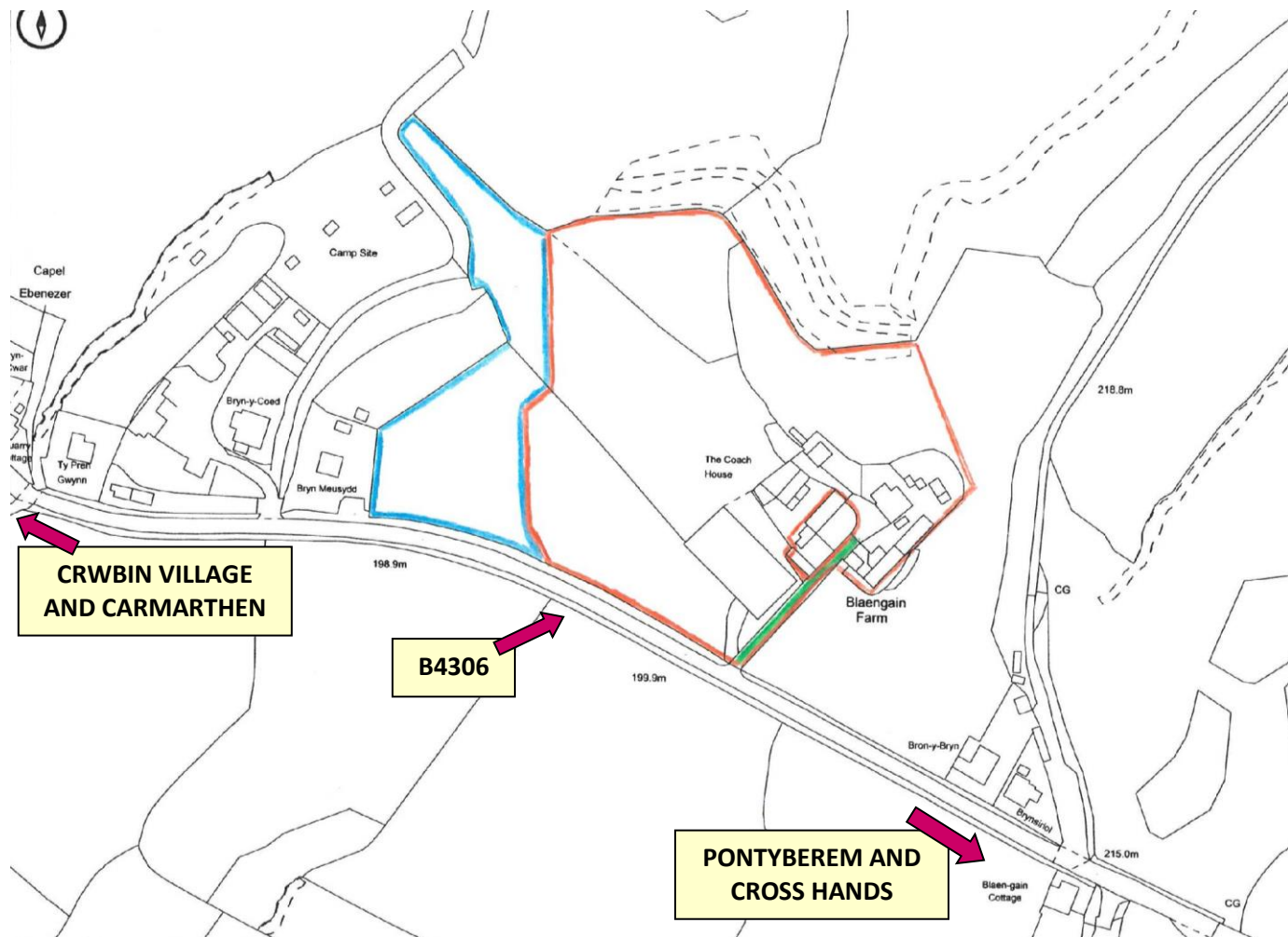












**KEY** - Land edged in **RED** – Blaengain Farm.

Land edged in **BLUE** – 1.41 acres of rented land from Tarmac

Land shaded in **GREEN** – Right of Way to the Coach House.

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

**DIRECTIONS:** - From **Carmarthen** take the A484 'Llanelli Road' south and having travelled through the village of Cwmffrwd **bare left onto the B4309 'Pontyberem/Pontyates Road'** (signposted). Travel for **approximately half a mile** and **turn left for Llangyndeyrn/Pontyberem (B4306 - signposted)**. Travel **through the village of Llangyndeyrn** and continue up the hill and **through Crwbin**. Travel up the hill out of Crwbin and the **entrance to the property** will be found on the **left hand side just after the 'warning of horses triangular road sign'**.

**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:** -

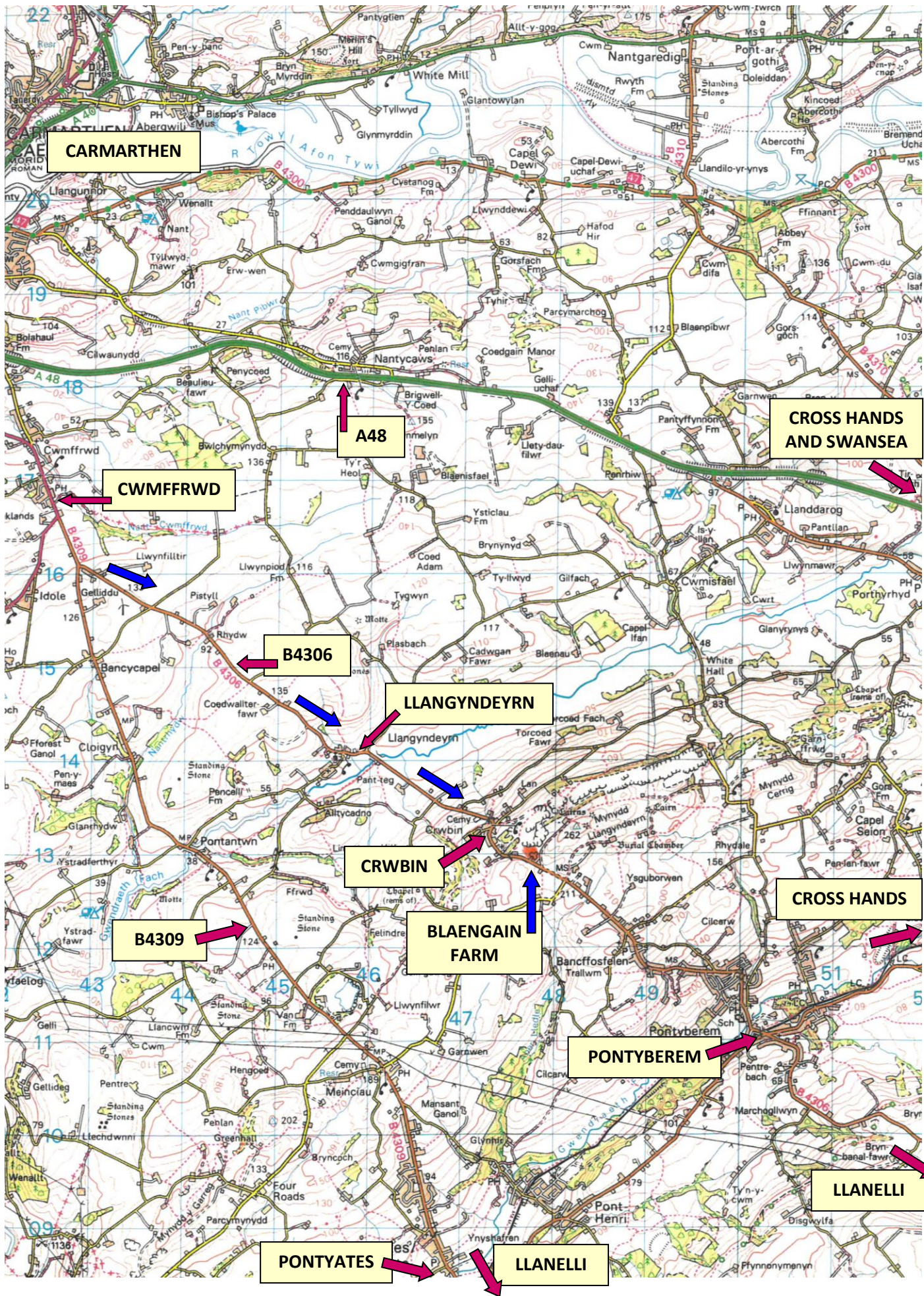
**SERVICES:** - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND E 2023/24 = £2,269.24p. **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

12.07.2023 - REF: 6623