

Sales & Lettings of  
Residential, Rural  
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Properties



Valuers  
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- **34.38 ACRE RESIDENTIAL SMALLHOLDING.**
- **EXCELLENT AND RARE RE-DEVELOPMENT OPPORTUNITY.**
- **WALKING DISTANCE VILLAGE CENTRE AND SANDY BEACH.**
- **FULL PLANNING PERMISSION FOR CHANGE OF USE OF OUTBUILDING TO RESIDENTIAL USE.**
- **VIEW OF LLANSTEFFAN CASTLE.**
- **COASTAL VIEWS OVER TYWI ESTUARY TOWARDS THE GOWER.**
- **3 DOUBLE BEDROOMED FARMHOUSE. 2 POTENTIAL BUILDING PLOTS - STP.**
- **BARN WITH FULL PLANNING FOR CONVERSION TO HOLIDAY LETTING USE.**

**Parcnwc Farm,  
Old School Road, Llansteffan,  
Carmarthen SA33 5HA**

**£930,000 OIRO**  
**FREEHOLD**

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

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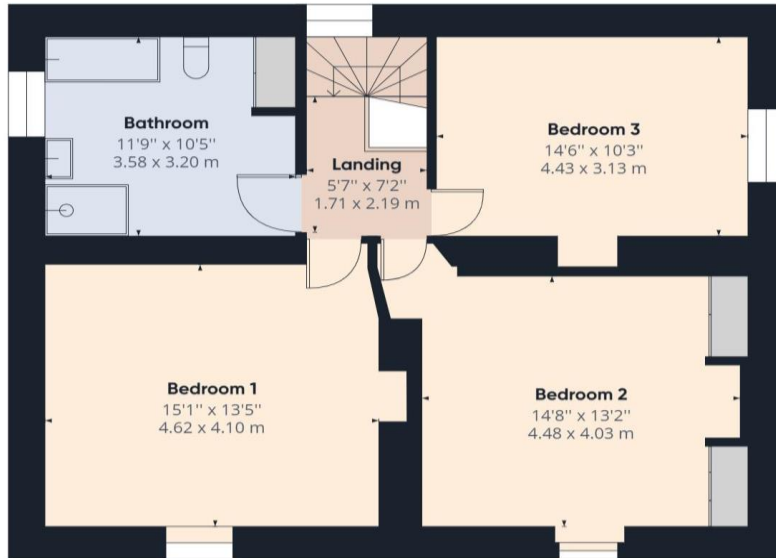
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



**Ground Floor** Building 1



**Floor 1** Building 1





**A rare opportunity to purchase a property with excellent re-development potential on the south Carmarthenshire coastal belt that enjoys rural, estuarial and coastal views.**

The property comprises a **34.38 ACRE RESIDENTIAL SMALLHOLDING** with coastal views that affords a **3 BEDROOMED/3 RECEPTION ROOMED FARMHOUSE**, a redundant **FARM BUILDING with Full Planning Permission** having the benefit of a change of use to one **3 BEDROOMED/2 RECEPTION ROOMED RESIDENTIAL UNIT** and a **SMALL BARN** that has **Full Planning Permission for change of use to Holiday Letting accommodation (held in perpetuity)** all located fronting onto a hardcored yard with to one side **two POTENTIAL BUILDING PLOTS** by virtue of the land being within the **Local Development Planning limits** for Llansteffan and **33.80 acres or thereabouts of prime highly productive pastureland** in nine enclosures on the highly productive free draining red sandstone formation that provides excellent grazing/cropping land all situated fronting on to a Class III Council maintained road that leads from Llansteffan to the rural village community of Llanybri and situated within **walking distance** of the centre of the ancient estuarial village of **Llansteffan** that offers a local shop, Public Houses/Restaurants, Village stores, Castle and sandy beach that is **approximately half a mile distant** and which in turn is located some **9 miles south west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

**FROM THE PROPERTY FAR REACHING VIEWS ARE ENJOYED** over the surrounding countryside, Llansteffan, it's Castle, Tywi Estuary and out over Carmarthen Bay towards The Gower and 'Worms Head' in the distance.

**FIRST TIME ON THE MARKET SINCE CIRCA. 1900. NO FORWARD CHAIN.**

**COTTAGE style FARMHOUSE IN NEED OF MODERNISATION.**

**OIL CENTRAL HEATING** with thermostatically controlled radiators.

**'EVEREST' ALUMINIUM SECONDARY GLAZED WINDOWS.**

**PVCu DOUBLE GLAZED WINDOWS. CHARACTER FEATURES.**

**RECEPTION HALL 13' 6" (4.11m) in depth** with aluminium opaque double glazed entrance door. Radiator.

**DINING ROOM 13' 1" x 11' 5" (3.98m x 3.48m)** with telephone point. Boarded effect vinyl floor covering. Secondary glazed aluminium window to fore. Tiled fireplace. Radiator.

**SITTING ROOM 15' 7" x 13' 5" (4.75m x 4.09m)** with feature tiled fireplace with wood surround. Secondary glazed aluminium window to fore. Radiator.

**REAR HALL** with staircase to First Floor. Cloak hooks. Understairs storage cupboard.

**LIVING ROOM 14' 6" x 10' 8" (4.42m x 3.25m)** with re-constituted stone fireplace. Radiator. **PVCu double glazed window with a view** of Llansteffan Castle.

**FITTED KITCHEN/BREAKFAST ROOM 11' 9" x 9' 11" (3.58m x 3.02m)** with tile effect vinyl floor covering. Tiled fireplace incorporating a 'Rayburn' oil fired cooking range. C/h timer control. Part tiled walls. Range of light oak effect base and eye level kitchen units.



**UTILITY/LAUNDRY ROOM 11' 4" x 6' (3.45m x 1.83m)** with ceramic tiled floor. Base kitchen units incorporating a sink unit. Plumbing for washing machine. Glazed/panelled door to outside.

## FIRST FLOOR

**LANDING** with PVCu double glazed window.

**BATHROOM 11' 9" x 10' 7" (3.58m x 3.22m)** with part tiled walls. PVCu double glazed window. Radiator. 3 Piece suite in white comprising WC, enamelled bath and pedestal wash hand basin. Shower cubicle with electric shower over and shower door - **NOT TESTED. FITTED AIRING/LINEN CUPBOARD.**

**FRONT BEDROOM 1 15' 3" x 13' 6" (4.64m x 4.11m)** with radiator. Secondary glazed aluminium window with a view.

**FRONT BEDROOM 2 14' 10" x 13' 5" (4.52m x 4.09m)** with fitted double wardrobe. Radiator. Secondary glazed aluminium window with a view.

**REAR BEDROOM 3 14' 8" x 10' 3" (4.47m x 3.12m)** with PVCu double glazed window with a view of 'Llansteffan Castle' and out over the Tywi estuary towards The Gower in the distance. Radiator.

## EXTERNALLY

The property fronts onto a Class III Council maintained road and is accessed via a gated/pillared hardcored entrance drive and yard onto which front the house and traditional range of outbuildings. Side paved patio. Side lawned garden with beyond a further garden area to the rear of the redundant farm building. **OIL STORAGE TANK. 'Worcester Greenstar Heatslave II External 18/25' oil fired central heating boiler. FORMER WATER STORAGE TANK.**

## THE OUTBUILDINGS

The outbuildings are mainly of a traditional construction, lie to either side of the farmhouse and flank the yard and they comprise: - **BRICK/STONE/SLATE RANGE** having the benefit of **Full Planning Permission under the reference number W/38933** for change of use to one **3 BEDROOMED RESIDENTIAL UNIT** that was granted on the 15<sup>th</sup> December 2020 (**in the process of being renewed**) a copy of which is obtainable of the Agents offices and which comprises: -

**FORMER MOTOR ROOM 9' 9" x 9' 5" (2.97m x 2.87m)**

**STORE ROOM 10' x 10' (3.05m x 3.05m)**

**GARAGE 20' 6" x 12' 10" (6.24m x 3.91m)** with double sliding doors.

**FORMER 6 TIE COWSHED 20' 6" x 13' 2" (6.24m x 4.01m)**

**FORMER DAIRY 16' 7" x 10' 6" (5.05m x 3.20m)** with two entrance doors. Cold water tap.

**LOFT OVER 36' 6" x 22' 4" (11.12m x 6.80m)** with double door access from the side garden.





**ON THE OPPOSITE SIDE OF THE YARD LIES: -**

**FORMER 8 TIE COWSHED 26' 7" x 12' 5" (8.10m x 3.78m)** of stone/slate construction. **This building has the benefit of Full Planning Permission granted under planning reference number W/38027** for change of use to **Holiday Letting accommodation** and which was originally granted on the 13<sup>th</sup> December 2018 and which is **held in perpetuity**.



**TO THE REAR OF THE DWELLING LIE: -**

**FORMER 3 BAY HAY SHED** with lean-to implement shed in dis-repair.



**FORMER CALF REARING SHED** concrete block built.

**THE LAND**

The land lies to the side/rear of the homestead enjoying frontage to the Public Highway on it's south western side and on the north eastern boundary by the 'Wales Coastal Path' and is divided into nine enclosures of similar size being level to gently sloping all laid to pasture and stock proof fenced. The land amounts to approximately 33.80 acres or thereabouts and is located on the highly productive free draining red sandstone formation providing excellent cropping/grazing and is stock proof fenced being served by the mains water supply with a drinking trough to field OS number 2761. **The land is in excellent heart and from some of the land glorious coastal views are enjoyed over the village of Llansteffan, its Castle, Tywi estuary and Carmarthen Bay towards The Gower and 'Worms Head' in the distance.**



**POTENTIAL BUILDING PLOTS**

Applicants should note that the frontage of field OS number 0944 pt. of between the homestead and nearby dormer bungalow lies within the development limits as defined by the Deposit Carmarthenshire Local Development Plan. This area of land has a frontage to the road of approximately 220 feet and subject to the necessary planning consents being obtained could provide up to two building plots.



**OVERAGE CLAUSE**

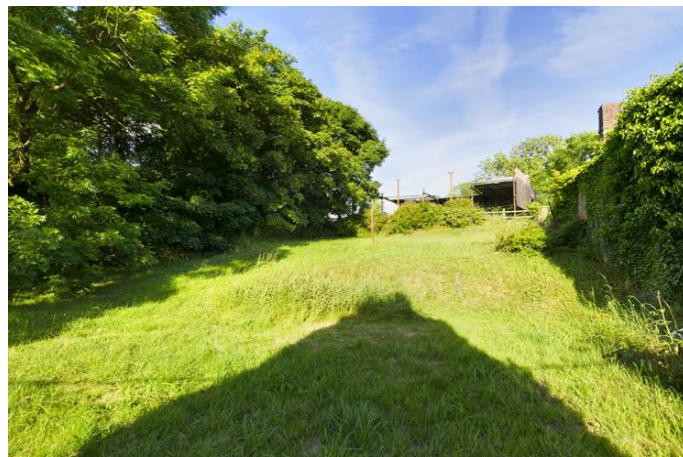
Applicants should note that there will be an overage clause placed upon **field OS number 0944 pt. of** to the effect that the sellers will be entitled to 25% of the improved value of any part of field OS enclosure number 0944 pt. of that is developed for residential purposes for a period of 21 years from the completion date.





## VIEWS

Applicants should note that the farmhouse and homestead enjoy rural views and a view of Llansteffan Castle with the **land** enjoying coastal views and a view over the surrounding countryside towards Llanybri.











**DIRECTIONS:** - From **Carmarthen** take the **B4312 'Llansteffan Road'** through **Johnstown** passing 'Q.E. High' Secondary School and the Leisure Centre. Continue along this road **through the village** of **Llangain** passing the 'Mansion House' and 'Pant yr Athro' turning. Travel **past** the right hand turning for Llanybri and 'Tywi Boat Club' entrance and **upon entering Llansteffan turn right** into 'Old School Road' **opposite** the left hand turning for the Beach. Continue **up this road past the Chapel** and the property will be found on the **right hand side** after two modern properties as you leave the village.

**ENERGY EFFICIENCY RATING:** - E (43).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2440-0703-5024-6002-5995.

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

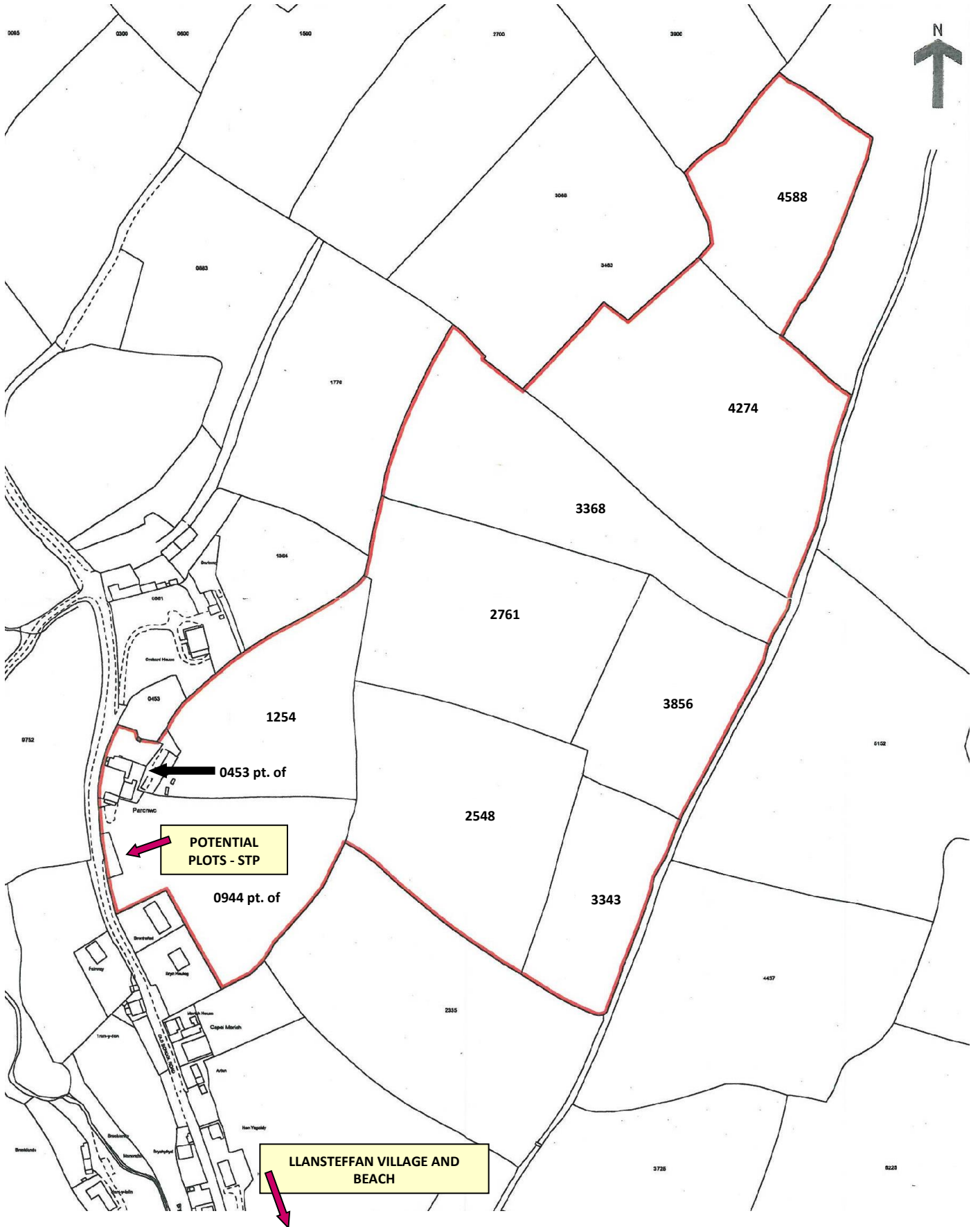
**COUNCIL TAX:** – BAND E. 2022/23 £ 2,102.49p. *Oral enquiry only.*

**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.

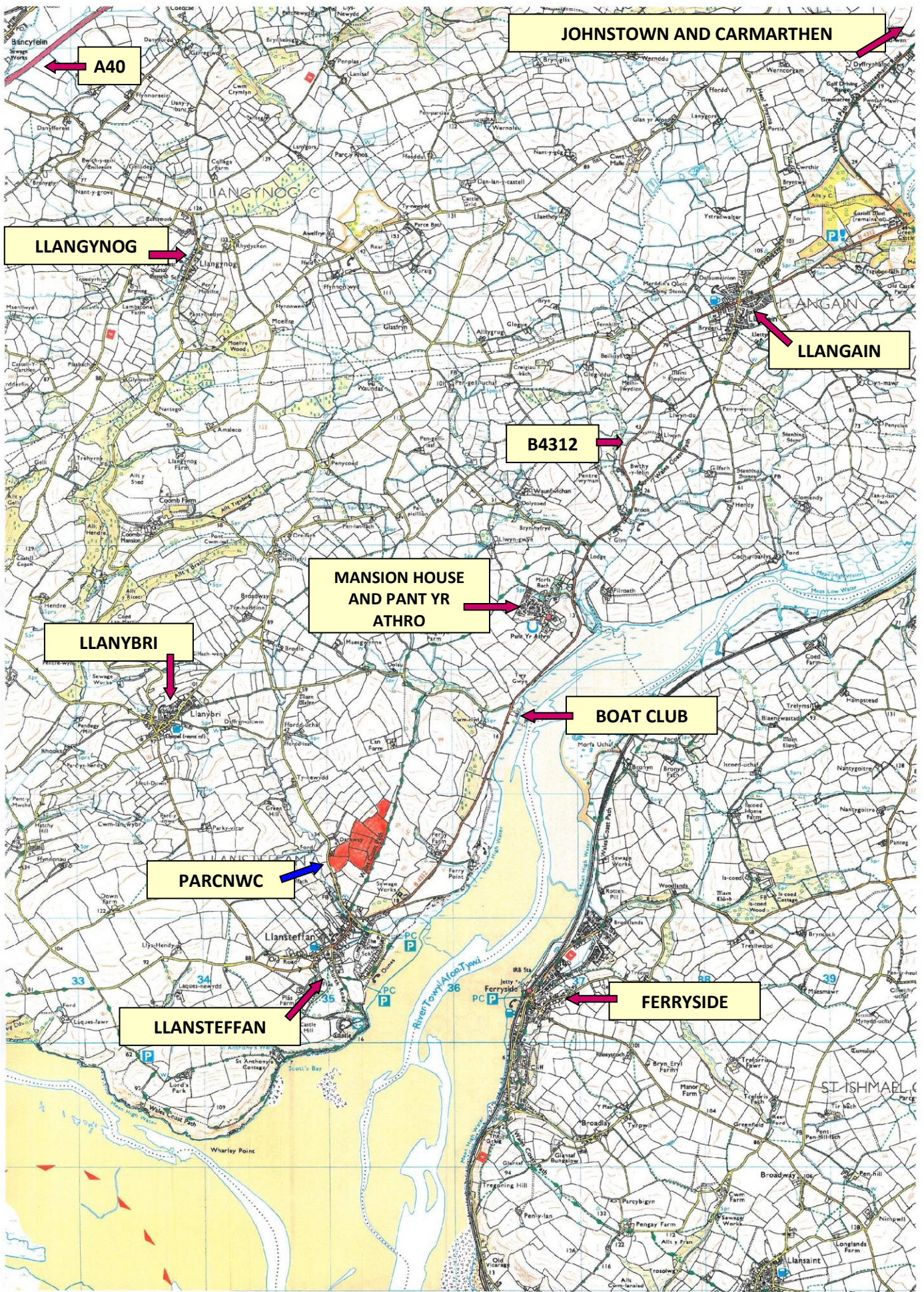
**Details amended – 08.02.2023, 01.06.2023, 18.08.23, 20.02.24.**





**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**





**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

04.07.2022 - REF: 6401