

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- **48.86 ACRE RESIDENTIAL SMALLHOLDING WITH EXCELLENT ROAD FRONTAGE.**
- **LARGE LOUNGE. OIL C/H.**
- **SET WELL BACK OFF THE ROAD ENJOYING THE PEACE AND TRANQUILITY OF A RURAL SETTING.**
- **11.6 ACRES SUITABLE FOR CROPPING.**
- **4 BEDROOMED MODERN DETACHED BUNGALOW RESIDENCE.**
- **4 BATH/SHOWER ROOMS/WC's - 3 EN-SUITE.**
- **MODERN AND TRADITIONAL OUTBUILDINGS.**
- **CONVENIENT TO CARMARTHEN, CROSS HANDS, LLANELLI AND KIDWELLY.**

Cae Gwylt
Meinciau
Kidwelly SA17 5LG

£745,000 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 **48.86 ACRE RESIDENTIAL SMALLHOLDING** set up for *Equestrian* purposes that can be *purchased with a lesser acreage if so desired* comprising a completely refurbished and extended **4 BEDROOMED/4 BATHROOMED BUNGALOW RESIDENCE** together with a purpose built **STABLE BLOCK, MENAGE**, modern small range of traditional **OUTBUILDINGS** situated fronting on to a Class III Council maintained road that connects Meinciau with Crwbin/Bancffosfelen within a **third of a mile of the B4309 Carmarthen to Pontyates Road** (regular bus route), is within **1.6 miles of the B4306 Carmarthen to Pontyberem Road at Crwbin Common** (regular bus route), approximately **2 miles of the centre of Pontyates** that offers a Primary School, Convenience Store, Petrol Station, Doctors Surgery etc, is within **5 miles of the ancient estuarial township of Kidwelly** that is renowned for its Norman Castle that offers a Railway Station and the A484 Carmarthen to Llanelli trunk road, is within **5.5 miles of Pontyberem**, is within **9.5 miles of Cross Hands its Business Park and the A48 dual carriageway** and the property is situated *midway* the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and town of **Llanelli** that are some **8 and 8.5 miles distant respectively**. The property *enjoying ease of access* to Ffos Las Racecourse (**4 miles**) with Pembrey Country Park/Cefn Sidan sands being some **9 miles distant**.

Applicants should note that the homestead which is approached via a level hardcored drive is set well back off the road enjoying a sunny southerly aspect and affords a good degree of privacy enjoying the peace and tranquillity of a rural setting.

Applicants should note that since 2001 the residence has been completely refurbished and extended by the vendors, a new roof provided to the 'Dutch' barn, provision of a stable block, Menage (60m x 40m), provision of a man-made pond and the original stone buildings have been re-roofed etc.

PV PANELS PROVIDING AN INCOME. OIL C/H with thermostatically controlled radiators.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PVCu DOUBLE GLAZED WINDOWS.

8' 3" (2.51m) CEILING HEIGHTS TO SOME ROOMS. SMOOTH SKIMMED & COVED CEILINGS.

PLASTIC FASCIA AND SOFFIT.



ENTRANCE HALL with PVCu part opaque double glazed entrance door. Dado rail. Matwell. Laminate flooring.

INNER HALL 8' 8" x 5' 2" (2.64m x 1.57m) with laminate flooring. Telephone point. Dado rail. Cloak hook. Radiator. Access to loft space. 4 Power points.

MASTER BEDROOM 1 15' 2" x 13' 3" (4.62m x 4.04m) overall 'L' shaped plus fitted floor to ceiling/wall to wall wardrobes. Radiator. TV and telephone points. 10 Power points. PVCu double glazed window to fore.

EN-SUITE SHOWER ROOM 7' 3" x 5' 1" (2.21m x 1.55m) with ceramic tiled floor. Extractor fan. Fully tiled walls. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboards beneath. Quadrant shower enclosure with plumbed-in shower over.

LOUNGE 20' 10" x 15' 6" (6.35m x 4.72m) with boarded floor. Double aspect. 3 PVCu double glazed windows. Radiator. Feature fireplace with pine beam and slate hearth incorporating a wood burning stove with tiled surround. Fitted book shelving. 10 Power points. TV and telephone points.

INNER HALL with door to the Dining room. Radiator. Laminate flooring. Dado rail. 2 Power points.

FRONT BEDROOM 2 14' 9" x 9' 9" (4.49m x 2.97m) overall 'L' shaped with PVCu double glazed window. Radiator. Fitted desk unit and wall cupboard. Fitted wardrobe and base unit. 8 Power points.

GUEST BEDROOM SUITE COMPRISING: -

REAR BEDROOM 3 16' x 12' (4.87m x 3.65m) with radiator. Bedroom suite. TV and telephone points. 4 Power points.

EN-SUITE SHOWER ROOM 11' 11" x 3' 10" (3.63m x 1.17m) with ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Fully tiled walls. Radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with plumbed-in shower over and sliding shower door.

INNER HALL with laminate flooring. Radiator. 2 Power points. Access to loft space.

BUILT-IN STORE CUPBOARD OFF

BUILT-IN AIRING/LINEN CUPBOARD OFF with double doors. Slatted shelving. Radiator.

FAMILY BATHROOM 7' 3" x 5' 10" (2.21m x 1.78m) with ceramic tiled floor with electric underfloor heating. Extractor fan. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and 'Whirlpool' bath.



REAR BEDROOM 4 14' 6" x 10' (4.42m x 3.05m) with PVCu double glazed double doors to and overlooking the rear garden. 6 Power points. TV point. Fitted wardrobe.

EN-SUITE SHOWER ROOM 5' 10" x 5' 1" (1.78m x 1.55m) minimum with fully tiled walls. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with plumbed in shower over and double sliding shower doors.

FITTED KITCHEN 16' x 8' 7" (4.87m x 2.61m) with part tiled walls. PV panel meter. 16 power points plus fused point. PVCu double glazed window. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for dishwasher. 'Worcester' oil fired central heating combi boiler. 'Rangemaster' canopied cooker hood. 'Rangemaster' dual fuel (L.P. gas and electric) cooking range. Part glazed door to the Utility room. 6' 10" (2.08m) wide opening to

DINING ROOM 12' 11" x 9' 10" (3.93m x 2.99m) with tile effect laminate flooring. Radiator. PVCu double glazed window. Door to the inner hall. 4 Power points.

UTILTIY ROOM 11' 2" x 6' 9" (3.40m x 2.06m) with worksurface. Plumbing for washing machine. 3 PVCu double glazed windows. 6 Power points. Boot rack. Cloak hook.

EXTERNALLY

The homestead is approached via a level hardcored farm drive that leads past the dwelling to the stable block and beyond to the outbuildings. There are garden areas to the front either side and rear. Soft fruit bush garden to rear. **MAN-MADE POND with jetty. OIL STORAGE TANK. GREENHOUSE.**

THE MODERN AND TRADITIONAL OUTBUILDINGS LIE TO THE REAR AND AWAY FROM THE DWELLING AND COMPRISE: -

PURPOSE BUILT STABLE BLOCK fronting on to a concreted yard with water tap. Each stable has power and lighting and comprises: -

STABLE No 1 13' 7" x 12' 1" (4.14m x 3.68m)

STABLE No 2 16' x 12' (4.87m x 3.65m)

STABLE No 3 12' x 12' (3.65m x 3.65m)

FOALING BOX 17' 7" x 12' 2" (5.36m x 3.71m)

STABLE No 4 11' 11" x 11' 2" (3.63m x 3.40m)

STABLE No 5 14' x 12' (4.26m x 3.65m)

Beyond the stable block lies the **MENAGE** (60m x 40m)



LOOSE HOUSING SHED/DUTCH BARN/SHEEP SHED 41' 5" x 22' 4" (12.61m x 6.80m) overall Timber framed on a concreted floor. Power and lighting. **LOOSE BOX 14' 6" x 7' 6" (4.42m x 2.29m).** **PUMP ROOM** housing the water filtration etc equipment.

WORKSHOP 32' x 10' 10" (9.75m x 3.30m) L' shaped. Timber framed.

STORE SHED 20' x 15' (6.09m x 4.57m) of timber framed construction

ADJOINING FUEL STORE 20' x 14' 10" (6.09m x 4.52m) of timber framed construction

FIRST FLOOR

STORE ROOM 29' 9" x 20' (9.06m x 6.09m)

BEYOND AND OPPOSITE THE MODERN RANGE OF BUILDINGS LIES THE FORMER STONE RANGE THAT COMPRISES: -

STORE SHED 13' 10" x 11' 3" (4.21m x 3.43m)

FORMER COWSHED 17' 6" x 15' (5.33m x 4.57m)

SITE AND REMAINS OF THE FORMER FARMHOUSE

THE LAND

The land enjoys excellent frontage to the Public Highway and is divided into 11 enclosures amounting in all to approximately 48.86 acres or thereabouts. The land is stock proof fenced and **approximately 11.6 acres provides excellent cropping.** The land is served by a natural water supply. **The property if so desired is available with a lesser acreage SUBJECT TO NEGOTIATION.**

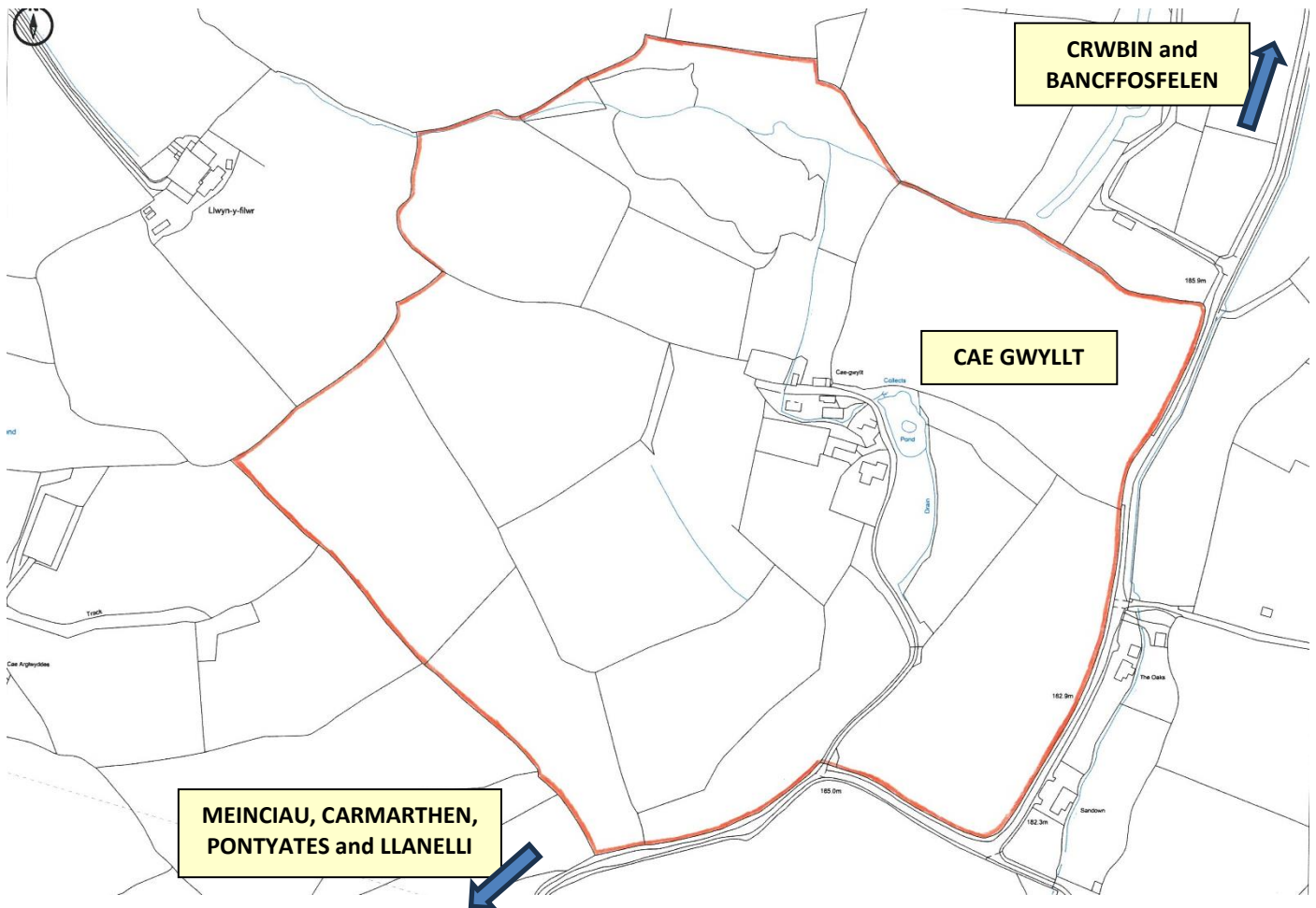












NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

ENERGY EFFICIENCY RATING: - D (64).

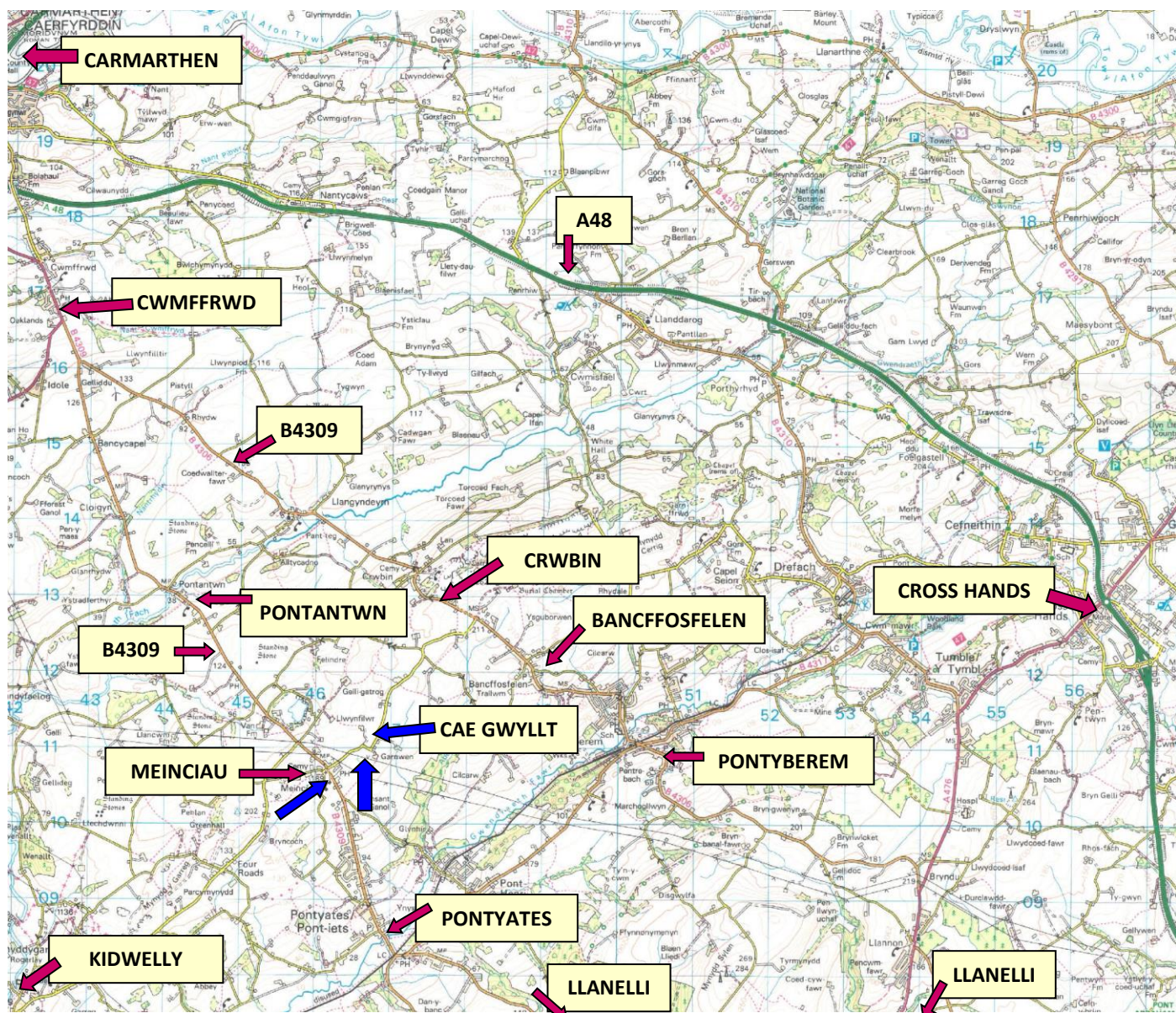
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 1021-2457-0871-4002-0413.

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

COUNCIL TAX: – BAND C 2024/25 = £1,770.64p. *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.



DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** travelling **past 'Morrisons' Supermarket**, the turnings for 'Coleg Sir Gar' and 'Bro Myrddin' Secondary School to Cwmffrwd. **Continue through Cwmffrwd and just after the Garage fork left onto the B4309 Pontyates Road** (signposted). Travel **PAST** the left hand turning for Pontyberem continuing **through the hamlets of Bancycapel, Cloigyn and Pontantwn**. Travel for a **further 2 miles** along this road **towards Pontyates** passing the left hand entrance to 'The Quarry' and right hand turning for Four Roads. Continue to the **top/brow of the hill** and **turn left just after 'Bryn Moriah' opposite the bus shelter - signposted Bancffosfelen**. Travel **past** the right hand turning for 'The Ashes' continuing for a **further quarter of a mile and the entrance to the property will be found on the left hand side**.

Details amended – 08.10.2024, 29.01.25, 12.06.25



JUNE 2012

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

14.05.2024 - REF: 6787