

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- 13.38 ACRE RESIDENTIAL SMALLHOLDING.
- SCOPE TO ENLARGE - STP.
- 3 LIVING ROOMS.
- 3 ENTRANCE DRIVES TO THE ROAD.
- 4 BEDROOMED DETACHED 'COTTAGE STYLE' FARMHOUSE.
- MODERN RANGE OF OUTBUILDINGS.
- 2 BATHROOMS/WC's. OIL C/H.
- 3.2 MILES CARMARTHEN TOWN CENTRE.

**Ffoshelig Farm**  
Blaenycloed Road  
Carmarthen SA33 6EG

**£595,000** OIRO  
FREEHOLD

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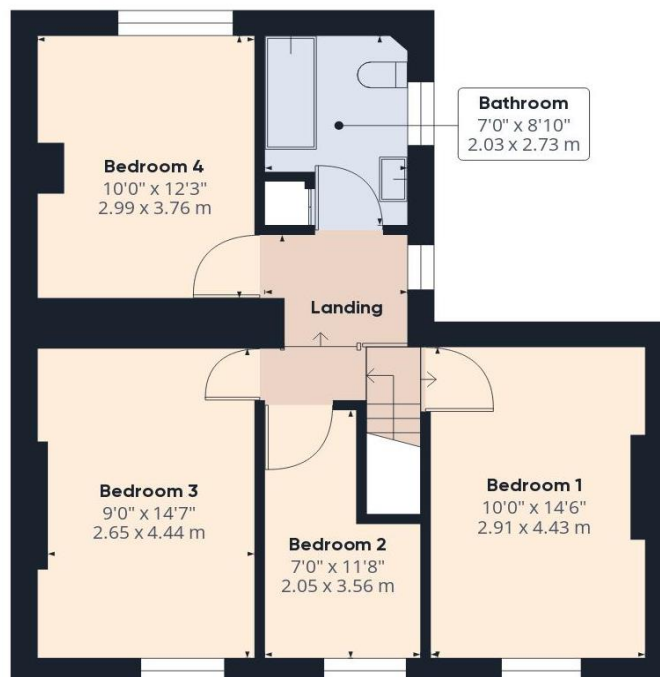
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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 **13.38 ACRE RESIDENTIAL SMALLHOLDING** comprising a well presented double fronted **4 BEDROOMED/3 RECEPTION ROOMED DETACHED COTTAGE** style **FARMHOUSE** with scope to enlarge subject to the necessary consents being obtained, modern range of **OUTBUILDINGS** including **2 BAY SILO, FORMER CUBICLE SHEDS** etc that are suitable for adaptation to other usages together with **12 acres of land in 7 enclosures** that are mainly laid to pasture.*

The property is located fronting onto a Class III Council maintained road (Blaenycloed Road) **within half a mile of Carmarthen Golf Club**, is within **2 miles of the village of Bronwydd Arms** and **A484 'Carmarthen to Newcastle Emlyn' trunk road**, is within **3 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**, is within **3.5 miles of the village of Cynwyl Elfed** that offers a Primary School and local Convenience Store/Post Office and the property is located some **4 miles of Glangwili General Hospital**.

**OIL C/H** with thermostatically controlled radiators. **PLASTIC FASCIA'S**.

**PVCu DOUBLE GLAZED WINDOWS** (Georgian style glazing bars to the front elevation).

**SOME CEILINGS SMOOTH SKIMMED AND COVED. CHARACTER/PERIOD FEATURES.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2014 NEW KITCHEN AND BATHROOM/WET ROOM FITMENTS HAVE BEEN PROVIDED, SOME NEW WINDOWS AND DOORS HAVE BEEN PROVIDED, THE FLAT ROOF HAS BEEN RENEWED AND A CHIMNEY STACK REMOVED, THE CENTRAL HEATING BOILER HAS BEEN REPLACED ETC.**

**FROM THE PROPERTY RURAL VIEWS ARE ENJOYED. THE FITTED CARPETS ARE INCLUDED.**

**RECEPTION HALL** with boarded effect laminate flooring. Staircase to first floor. Radiator. Telephone point. 'T&G' boarded ceiling. Glazed doors to the living room, kitchen and

**SITTING ROOM** 14' 6" x 9' 7" (4.42m x 2.92m) with boarded effect laminate flooring. 'T&G' boarded ceiling. 2 Radiators. 8 Power points. C/h thermostat control. Picture light. 3 Wall light fittings. Coved ceiling.

**LIVING ROOM** 14' 7" x 10' 9" (4.44m x 3.27m) with boarded effect laminate flooring. 2 Radiators. 3 Wall light fittings. Feature original fireplace incorporating a multi-fuel roomheater with oak beam over and quarry tiled hearth. Feature beamed ceiling. 6 Power points.

**FITTED KITCHEN/DINING ROOM** 16' 11" x 12' 6" (5.15m x 3.81m) with tiled floor. Feature beamed 'T&G' ceiling. Part tiled walls. Radiator. PVCu double glazed picture window with a view. 10 Power points plus fused point. C/h timer control. Range of fitted base and eye level kitchen units incorporating a 'dresser style' unit, Butlers sink, integrated 'Neff' dishwasher and larder fridge all with granite worksurfaces. Feature tiled fireplace with oak beam and surround. Understairs storage cupboard. The cooking range is **NEGOTIABLE**. Pine stable door to

**FAMILY ROOM** 15' 11" x 10' 10" (4.85m x 3.30m) overall slightly 'L' shaped with recessed downlighting to sloping ceiling. Half tiled walls. PVCu double glazed window. 2 Radiators. 8 Power points. PVCu part opaque double glazed door to outside. Pine boarded ledge and brace door to



**WET ROOM 9' 2" x 5' 9" (2.79m x 1.75m)** with fully tiled walls. Slate effect tiled floor. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Access to loft space. 2 Piece suite in white comprising WC and wash hand basin with storage drawers beneath. Electric shower. Extractor fan.

**FIRST FLOOR** - pine boarded doors.

**LANDING** with radiator. PVCu double glazed window. 2 Power points.

**FRONT BEDROOM 1 14' 9" x 9' 7" (4.49m x 2.92m)** with boarded effect laminate flooring. Radiator. PVCu double glazed window. 'T&G' boarded ceiling. Telephone point. 10 Power points.

**FRONT BEDROOM 2 11' 9" x 6' 9" (3.58m x 2.06m)** overall 'L' shaped with radiator. PVCu double glazed window. Access via retractable loft ladder to a partly boarded attic space with electric light. 6 Power points. Telephone point.

**FRONT BEDROOM 3 14' 8" x 9' 3" (4.47m x 2.82m)** with boarded effect laminate flooring. Radiator. PVCu double glazed window. 6 Power points.

**FAMILY BATHROOM 9' x 6' 8" (2.74m x 2.03m)** with ceramic tiled floor. Fully tiled walls. Radiator. PVCu opaque double glazed window. Towel warmer ladder radiator. 3 Piece suite in white comprising wash hand basin with storage drawers beneath, WC and oval bath tub with dual head plumbed-in shower over and shower screen. **FITTED AIRING/LINEN CUPBOARD** with electric heater.

**REAR BEDROOM 4 12' 6" x 9' 10" (3.81m x 2.99m)** with radiator. PVCu double glazed window with a far reaching **rural view**. 4 Power points.

### **EXTERNALLY**

Part decoratively walled lawned front garden. Side part walled tarmacadamed entrance drive with dry stone walling providing ample private car parking. There is to the other side a further concreted entrance drive with double gated access to the rear yard and outbuildings with beyond a walled vegetable garden. **In addition there is a further (third entrance) serving the outbuildings and field at rear.** Rear concreted courtyard with enclosed former vegetable garden off. **OIL STORAGE TANK, OUTSIDE LIGHT and WATER TAP.**

**GREENHOUSE 12' x 8' (3.65m x 2.44m)** on solid base with vents.

**OUTSIDE UTILITY/BOILER/LAUNDRY ROOM 15' x 14' (4.57m x 4.26m)** with plumbing for washing machine. PVCu double glazed window. Vaulted ceiling. 10 Power points. Immersion heater switch. Pressurised hot water cylinder. Butlers sink. 'Worcester' oil fired central heating boiler. PVCu part double glazed entrance door. **This room if so desired and subject to the necessary consents being obtained could be converted into additional living accommodation.**





**THE OUTBUILDINGS FRONT ONTO A CONCRETED YARD and comprise: -**

**LEAN-TO KENNELS** 29' 8" x 12' 5" (9.04m x 3.78m) overall with water tap. Power and lighting. Concrete block built. PVCu doors to either side. Door to

**2 BAY SILO** 30' x 16' (9.14m x 4.87m) of steel framed construction. Enclosed on three sides. Open fronted onto an **ENCLOSED COMPOUND** that is accessed from the third entrance drive to the Public Highway.

**CONCRETE BLOCK RANGE OF OUTBUILDINGS comprising: -**

**STORE SHED** 30' 8" x 20' 6" (9.34m x 6.24m) formerly a cubicle shed. Water tap. Electricity connected.

**LOOSE HOUSING SHED** 21' 4" x 20' 6" (6.50m x 6.24m) formerly a cubicle shed. Electricity connected.

**ADJOINING 14 TIE CUBICLE SHED** 26' x 20' 6" (7.92m x 6.24m)

**ADJOINING FORMER DAIRY** 11' 10" x 9' 2" (3.60m x 2.79m)

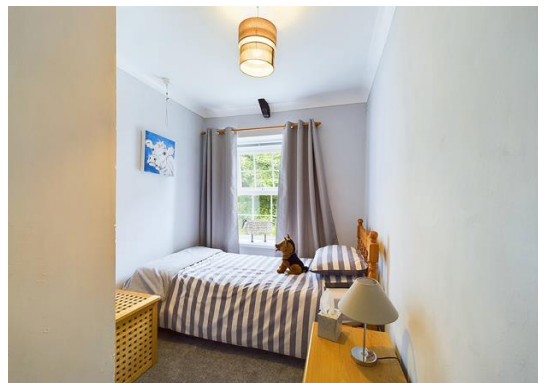
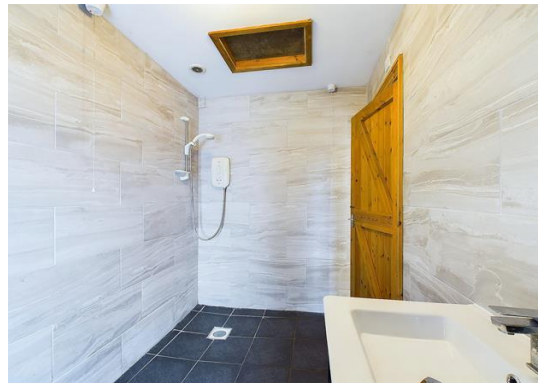
**LEAN-TO LOOSE HOUSING SHED/WORKSHOP** 68' 6" x 11' 10" (20.86m x 3.60m) overall formerly a cubicle shed. Workbench. 2 Power points.

**LEAN-TO CHICKEN COOP**

**FURTHER CONCRETED COMPOUND TO THE REAR OF THE OUTBUILDINGS**

**THE LAND**

The land lies to the rear of the homestead is nearly all laid to pasture being divided into seven enclosures and stock proof fenced. The top three enclosures are served by the mains water supply with a natural water supply serving the bottom four enclosures, three of which are sloping.



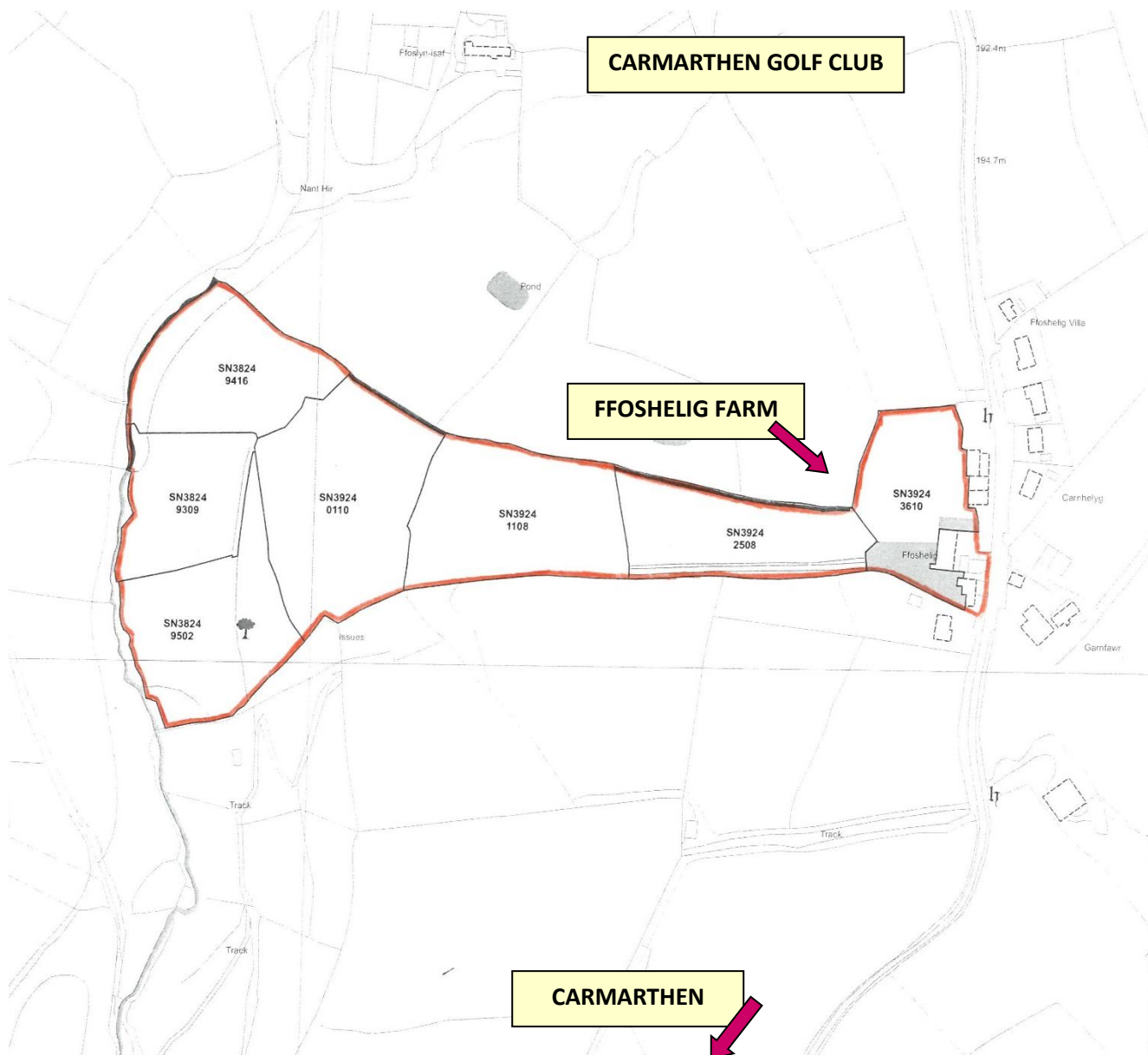








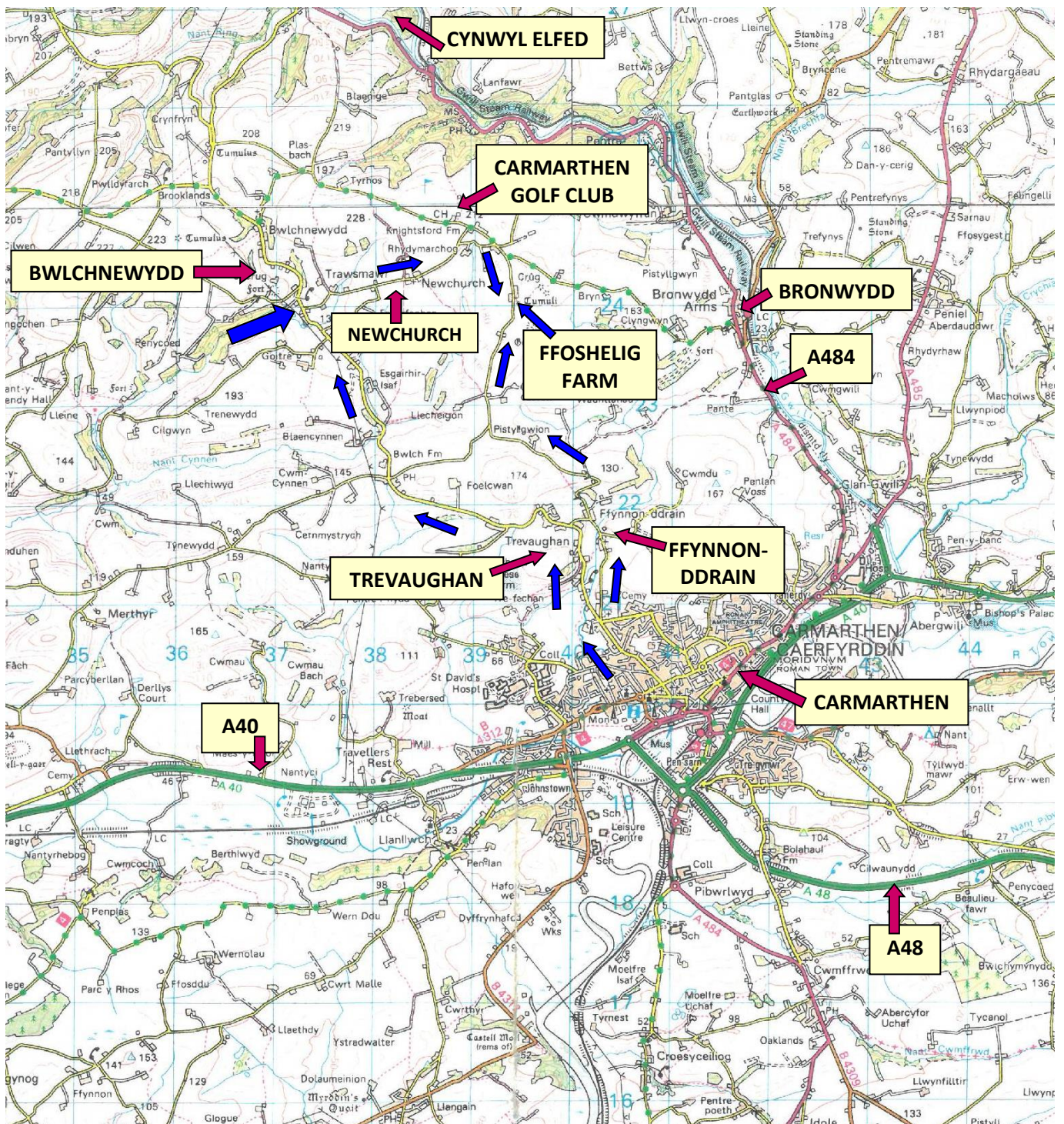




**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**









**DIRECTIONS:** - The property is located approximately half a mile **before Carmarthen Golf Club** and maybe approached from **Carmarthen** by **EITHER forking right** into 'Elim Road' **opposite** the Fire Station **keeping the Cemetery on your right hand side** and by continuing along this road (Blaenycod Road) **through** the hamlet of **Ffynnon-Ddrain towards Carmarthen Golf Club** and the property will be found on the left hand side **just before 'Telgwen' Haulage Yard opposite** the entrance to 'Garn Fawr'. **ALTERNATIVELY**, from **Carmarthen** travel **past** the entrance to the **Fire Station** **through** the village of 'Trevaughan' and out into the countryside continuing **past** the former **Plough and Harrow Public House** and **just before** the village of **Bwlchnewydd turn right** by the **bus stop (signposted Golf Club/Newchurch)**. Continue **past** 'Trawsmawr Manor' and **through** the hamlet of **Newchurch** to the '**T' junction opposite** the entrance to **Carmarthen Golf Club**. **Turn right** travelling south towards Carmarthen **passing** the left hand turning for Bronwydd Arms and after **approximately a quarter of a mile** the property will be found on the **right hand side**.

**ENERGY EFFICIENCY RATING:** - E (52).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2021-2435-0828-1000-0463.

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

**COUNCIL TAX:** – BAND E. 2025/26 = £p. **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**

15.03.25 - REF: 6867

Strictly by appointment with Gerald R Vaughan Estate Agents

### **Note**

Originally marketed on 20.07.24.

Property withdrawn from the market on 25.11.24