

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **6 ACRE RESIDENTIAL SMALLHOLDING.**
- **4 BEDROOMS. 2 LIVING ROOMS.**
- **EXTENDED AND RE-ROOFED IN 1996/97 WITH A LOCAL AUTHORITY GRANT.**
- **SUNNY SOUTH FACING SHELTERED VALLEY POSITION.**
- **END OF COUNCIL MAINTAINED NO THROUGH ROAD.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **MULTI-PURPOSE BUILDING/IMPLEMENT SHED 88' x 34' (26.82m x 10.36m).**
- **1.2 MILES A40 DUAL CARRIAGEWAY. 3 MILES CARMARTHEN TOWN CENTRE.**

Trebersed Mill
St. Peters
Carmarthen SA31 3RR

£495,000 OIRO
FREEHOLD

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

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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.

A delightfully situated **6 ACRE approx. RESIDENTIAL SMALLHOLDING** situated enjoying a **sunny southerly aspect amidst a sheltered small river valley** being located at the **end of a Class III Council maintained country lane** within **1.2 miles of the A40 dual carriageway and 'Ffordd Pendre'** that connects the A40 dual carriageway/Travellers Rest with 'UWTSD', 'Parc Dewi Sant' and 'S4C' (2 miles) some **3 miles west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

The homestead is approached via a gated tarmacadamed entrance drive that leads to the rear of the early to mid 19th Century dwelling and provides ample private car parking and turning.

The homestead comprises a 'cottage style' **4 BEDROOMED/2 RECEPTION ROOMED FARMHOUSE** that was extended with the aid of a Local Authority improvement grant in 1996/97 that also included re-roofing the property together with a useful range of **OUTBUILDINGS** including the **former Corn Mill**, former Cowshed and **MULTI-PURPOSE BUILDING/IMPLEMENT SHED** 88' x 34' (26.82m x 10.36m) and 3 **STABLES** all set in **approximately three quarters of an acre of mainly lawned gardens and grounds** with on the opposite side and approached via a **'ford'** and a **footbridge** a **5.25 ACRE FIELD** laid to pasture.

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN. PLASTIC FASCIAS.

OIL C/H with thermostatically controlled radiators. **ARTEX AND COVED CEILINGS.**

PVCu DOUBLE GLAZED WINDOWS. THE FITTED CARPETS ARE INCLUDED.



Ground Floor Building 1



Floor 1 Building 1

RECEPTION HALL 13' 3" x 5' 9" (4.04m x 1.75m) overall with PVCu part opaque double glazed entrance door. 2 Power points. Vinyl floor covering. Radiator. Opaque glazed doors to the kitchen, rear hall and living rooms.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD

LIVING/DINING ROOM 17' 7" x 13' 9" (5.36m x 4.19m) overall slightly 'L' shaped with 2 radiators. Double aspect. 2 PVCu double glazed windows. PVCu double glazed sliding patio door to rear. Feature fireplace with electric fire. TV and telephone points. 6 Power points. Opaque glazed door to the hallway.

FITTED KITCHEN/BREAKFAST ROOM 13' 8" x 9' 7" (4.16m x 2.92m) with part tiled walls. Tile effect vinyl floor covering. PVCu double glazed window. Extractor fan. Radiator. TV and telephone points. 7 Power points. Range of fitted base and eye level kitchen units incorporating an electric oven, hob, cooker hood, sink unit and open fronted display unit. Steps lead up to an opaque glazed door that gives access to

UTILITY ROOM 13' 9" x 7' 5" (4.19m x 2.26m) overall 'L' shaped with PVCu double glazed window. Part tiled walls. Sink unit. Plumbing for washing machine. 6 Power points. 'Worcester' oil fired central heating boiler. PVCu part opaque double glazed door to rear.

REAR HALL 14' 11" x 5' 9" (4.54m x 1.75m) overall with staircase to first floor. Radiator. 2 Power points. Telephone point. PVCu part opaque double glazed door to outside.

BATHROOM 11' 6" x 6' 9" (3.50m x 2.06m) with tile effect vinyl floor covering. Part tiled walls. Radiator. Extractor fan. Access to loft space. PVCu opaque double glazed window. 3 Piece suite in white comprising panelled bath, pedestal wash hand basin and WC. Tiled shower enclosure with electric shower over.

BEDROOM 1 11' 10" x 10' 7" (3.60m x 3.22m) with radiator. 6 Power points. TV point. PVCu double glazed window to rear.

FIRST FLOOR

LANDING with radiator. Telephone point. 2 Power points. Double glazed 'Velux' window to the stairwell.

WALK-IN EAVES STORAGE OFF 10' 9" x 9' 10" (3.27m x 2.99m) with **restricted headroom**. Electric light.

BUILT-IN AIRING/LINEN CUPOARD with 2 doors. Radiator. Slatted shelving and hanging rail.

FRONT BEDROOM 2 15' 6" x 9' 9" (4.72m x 2.97m) overall slightly 'L' shaped with PVCu double glazed window. Radiator. Access to loft space. 4 Power points. TV point.



FRONT BEDROOM 3 13' 4" x 9' 3" (4.06m x 2.82m) with radiator. PVCu double glazed window. TV and telephone points. 4 Power points.

FRONT BEDROOM 4 15' 5" x 8' 9" (4.70m x 2.66m) overall 'L' shaped with PVCu double glazed window. Radiator. TV point. 2 Power points.

EXTERNALLY

Gated tarmacadamed entrance drive that leads to the front, side and rear of the dwelling and provides ample private car parking and turning. There are lawned garden areas to the front, either side of the small river and rear that incorporates a natural pond. OIL STORAGE TANK. Small orchard beyond and to the rear of the barn.

ADJOINING AND TO THE REAR OF THE DWELLING STEPS LEAD UP TO

FORMER MILL 19' 6" x 14' 6" (5.94m x 4.42m) with part loft over. Double door access. 4 Power points. Power and lighting. Personal door. Vaulted ceiling. Mill Stone. *The former mill could be converted to additional living accommodation subject to the necessary consents being obtained.*

OUTSIDE UTILITY ROOM 8' 5" x 7' 10" (2.56m x 2.39m) overall with ceramic tiled floor. PVCu double glazed windows. Fitted base unit with sink unit. 'T&G' boarded walls and ceiling. 6 Power points. Wash hand basin. PVCu opaque double glazed entrance door. **SEPARATE WC.**

ON THE OPPOSITE SIDE OF THE YARD TO THE DWELLING LIES: -

BARN 25' x 13' 7" (7.61m x 4.14m) formerly a Cowshed with double and single door access. Stone/slate built. Power and lighting. Vaulted ceiling. Ample power points.

LEAN-TO STORE 16' 3" x 6' 9" (4.95m x 2.06m) formerly two pig sty's.

APPROACHED VIA FOOTBRIDGE AND A 'FORD' ACCESS MAY BE GAINED TO: -

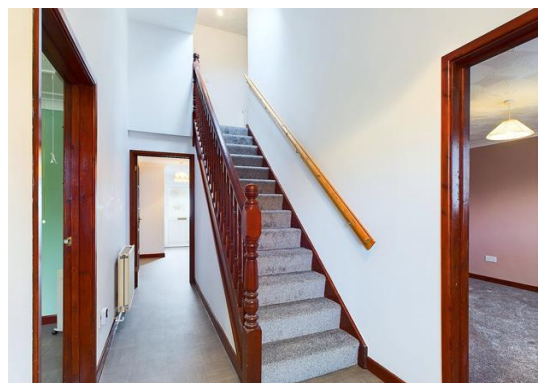
IMPLEMENT SHED/WORKSHOP 88' x 34' (26.80m x 10.36m) with power and lighting. Hardcored floor. C.I./steel framed construction. 13' 6" (4.11m) high sliding entrance door. 2 Personal doors. Telephone point. Outside water tap.

STABLE BLOCK with power and lighting and water available and comprising: -

STABLE No. 1 15' 4" x 11' 2" (4.67m x 3.40m)

STABLE No. 2 11' 4" x 7' 2" (3.45m x 2.18m)

STABLE No. 3 11' 1" x 7' 6" (3.38m x 2.28m)











Implement Shed./Workshop
35'4" x 89'3"
10.77 x 27.21 m



THE LAND

The land lies to the rear and beyond the homestead being approached via a 'ford' and footbridge from the homestead, is level, being laid to pasture and bounded on its western side by the river. The land is stockproof fenced being served by a natural water supply and amounts to 5 acres or thereabouts.

ENERGY EFFICIENCY RATING: -

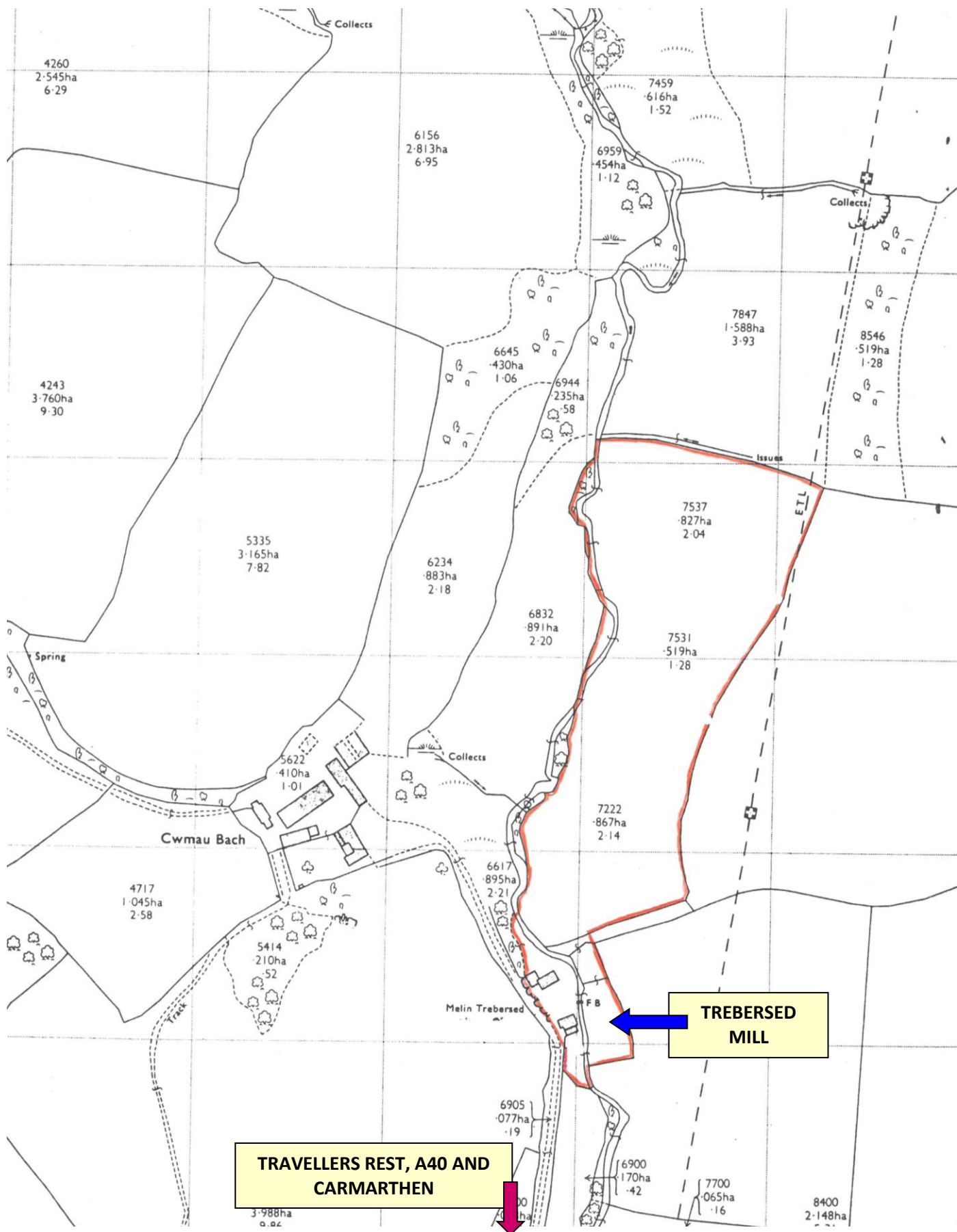
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

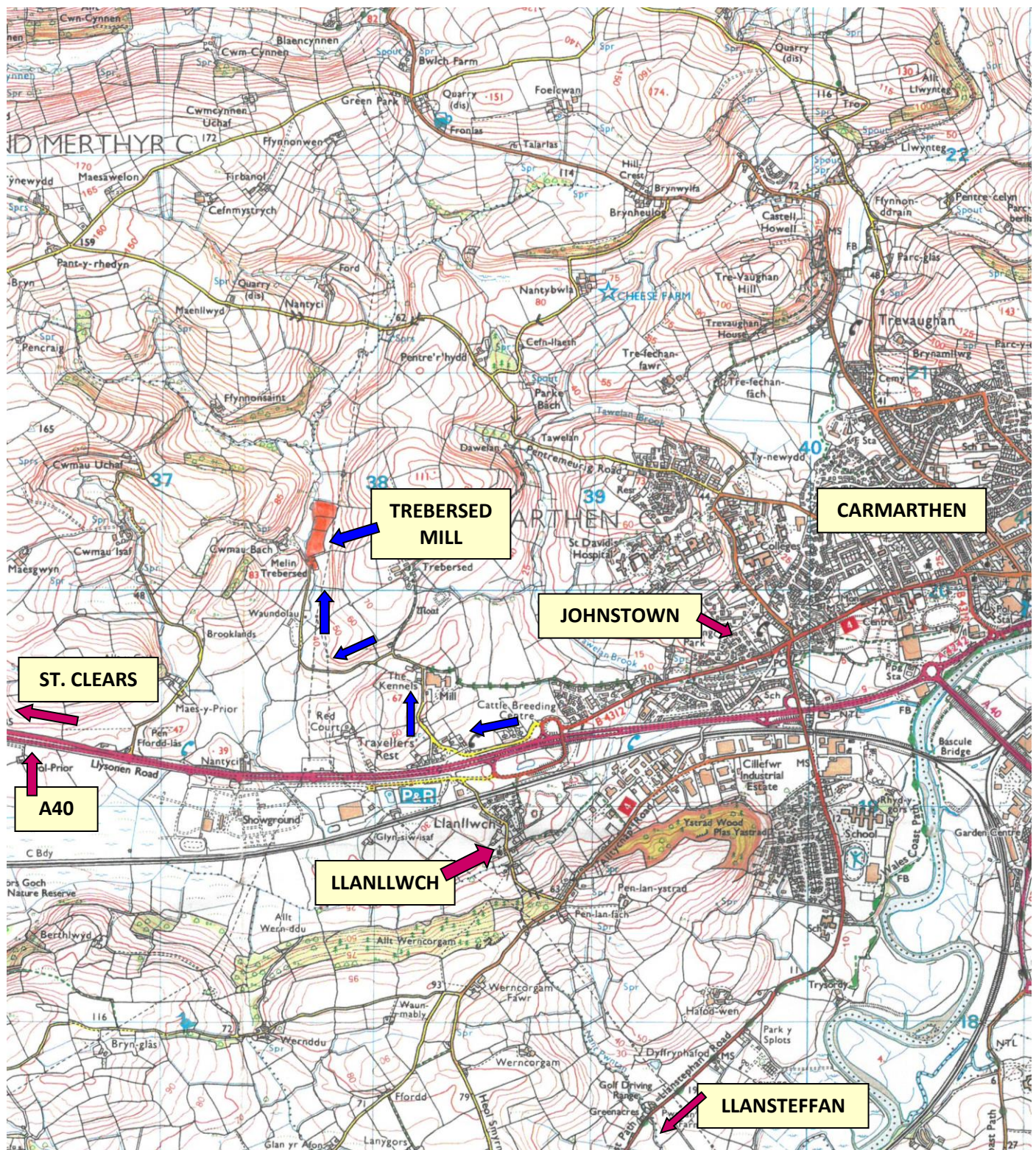
COUNCIL TAX: – BAND E. 2024/25 = £2,548.83p. *Oral enquiry only.*

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.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



DIRECTIONS: - **Travellers Rest** can be approached from the **A40 dual carriageway** or the 'College Road'/'UWTSD' and 'Parc Dewi Sant' directions. Having **turned off the A40 dual carriageway or travelled to the roundabout at the bottom of 'Ffordd Pendre'** take the '**no through**' road turning **signposted Travellers Rest ('Llysonnen Road')**. Continue **past** the entrance to a new housing development (**Maes Teirw**) and the right hand turning for '**Maes Pedr**' **following the road around to the right** and continue **past 'Wynnstay' livestock feed mill**. Travel around the left hand bend continuing **past** the right hand turning for 'Trebersed Farm' and **continue for a further half mile approx.** and the entrance to the property will be found towards the **end** of this Council maintained road on your **right hand side**.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

25.02.2025 - REF: 6990