

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- 4.23 ACRE RESIDENTIAL HOLDING.
- 2 BEDROOMED DORMER BUNGALOW.
- PVCu DOUBLE GLAZED WINDOWS.
- MAINLY WOODED LAND WITH PURPOSE BUILT TRACK.
- 3.5 MILES BURRY PORT RAILWAY STATION AND HARBOUR.
- FAR REACHING VIEWS TOWARDS KIDWELLY, OVER CARMARTHEN BAY TOWARDS THE TAFF ESTUARY, SAUNDERSFOOT, TENBY AND CALDEY ISLAND ON A CLEAR DAY.
- GOOD ROAD FRONTAGE. 0.6 MILES PEMBREY TO B4317 PINGED ROAD.
- CONVEINENT FOR LLANELLI, CARMARTHEN AND SWANSEA.

The Lodge
Pembrey Mountain
Burry Port SA16 0JT

£450,000 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 delightful conveniently situated **4.23 ACRE RESIDENTIAL SMALLHOLDING** comprising a **2 BEDROOMED DORMER BUNGALOW RESIDENCE** of pre-fabricated **non-traditional construction** having a brick outer skin, together with amenity woodland that has been adapted to accommodate a purpose built track with amenity areas situated enjoying good frontage to a Class III Council maintained road within **two thirds of a mile of the B4317 Pembrey to Pinged/Trimsaran Road**, is within **1.5 miles of the A484 Kidwelly to Llanelli trunk road**, is within **2 miles of Trimsaran** and the **B4308 Trimsaran to Llanelli Road**, is within **3 miles of Pembrey West Wales Airport, Pembrey Motorsports Centre, Pembrey Country Park and Cefn Sidan Sands**, is within **3.5 miles of the Railway Station at Burry Port and Burry Port Harbour**, is within **4 miles of Ffos Las Racecourse**, is within **4.5 miles of the ancient estuarial township of Kidwelly** and the property is located within **6 miles of Llanelli town centre**. The County and Market town of **Carmarthen** being approximately **13 miles** distant with the **City of Swansea** being **16 miles** away.*

PVCu DOUBLE GLAZED WINDOWS. NO FORWARD CHAIN.

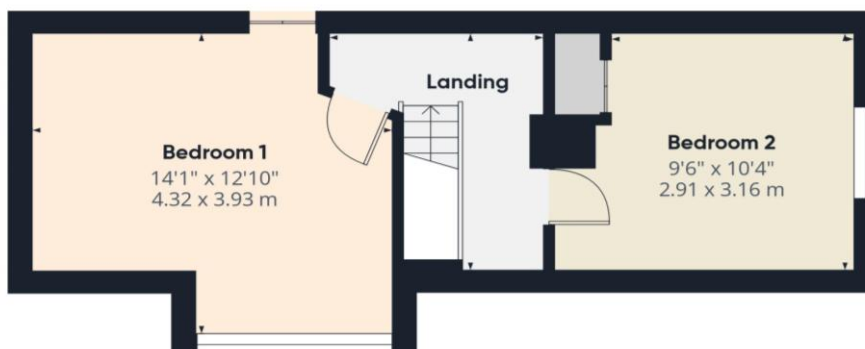
FAR REACHING VIEWS ARE ENJOYED OVER THE SURROUNDING COUNTRYSIDE TOWARDS KIDWELLY, CARMARTHEN BAY HOLIDAY VILLAGE AND OUT OVER CARMARTHEN BAY TOWARDS THE TAFF ESTUARY, PENDINE, SAUNDERSFOOT AND TENBY TOGETHER WITH CALDEY ISLAND ON A CLEAR DAY.

MOULDED WHITE INTERNAL DOORS. FIRST TIME ON THE OPEN MARKET SINCE 2000.

APPLICANTS SHOULD NOTE THAT THE DWELLING WAS BUILT IN THE 1960's OF A NON-TRADITIONAL PREFABRICATED CONSTRUCTION THAT HAS A BRICK OUTER SKIN UNDER A CONCRETE TILED ROOF.



Ground Floor Building 1



Floor 1 Building 1

PVCu OPAQUE DOUBLE GLAZED ENTRANCE DOOR TO

SITTING ROOM 20' 7" x 13' 10" ext. to 16' 5" (6.27m x 4.21m ext. to 5m) overall formerly two rooms. Boarded floor. Double aspect. PVCu double glazed picture window to front and rear - the front window enjoying **far reaching panoramic views** on a clear day. Staircase to first floor.

INNER HALL with part boarded floor.

BATHROOM 7' 9" x 5' 8" (2.36m x 1.73m) with boarded floor. 3 Piece suite in white comprising panelled bath, WC and pedestal wash hand basin with tiled splashbacks. Electric towel warmer radiator. Opaque single glazed window.

KITCHEN 9' 11" x 9' 1" (3.02m x 2.77m) with range of fitted base and eye level kitchen units incorporating a wash-up bowl and electric oven. 8 Power points plus fused points. Plumbing for washing machine. PVCu part opaque double glazed door to rear. PVCu double glazed window. **Opening to**

LIVING/DINING ROOM 14' 5" x 10' (4.39m x 3.05m) with multi-fuel stove on slate hearth. 2 PVCu double glazed windows **taking full advantage of the far reaching views** that are enjoyed over the surrounding countryside. TV and telephone points. 4 Power points.

FIRST FLOOR

LANDING with 1 power point.

DOUBLE BEDROOM 1 14' 2" x 12' 10" (4.31m x 3.91m) overall 'L' shaped with PVCu double glazed picture window. Eaves storage cupboard off.

DOUBLE BEDROOM 2 10' 4" x 9' 7" ext. to 11' 7" (3.15m x 2.92m ext. to 3.53m) with PVCu double glazed window **taking full advantage of the far reaching views** that are enjoyed. Eaves storage off. Built-in Cupboard.

EXTERNALLY

The property is approached via a double gated, steeply sloping hardcored entrance drive that leads down to the dwelling where there is ample private car parking both at the top, adjacent to the entrance gates and at the bottom of the drive. This driveway has been extended throughout the land to provide a vehicular route through the woodland. The majority of the land comprises mature woodland and enjoys good road frontage. **SITE OF THE FORMER DWELLING - 2 PINE END WALLS STILL STANDING. OUTSIDE WATER TAP.**



ADJOINING OPEN FRONTED STORE

WORKSHOP/FUEL STORE 15' 6" x 12' 2" (4.72m x 3.71m)
concrete block built.

LEAN-TO COVERED PORCH

STORE SHED 12' 11" x 10' 9" (3.93m x 3.27m)









ENERGY EFFICIENCY RATING: - G (8).

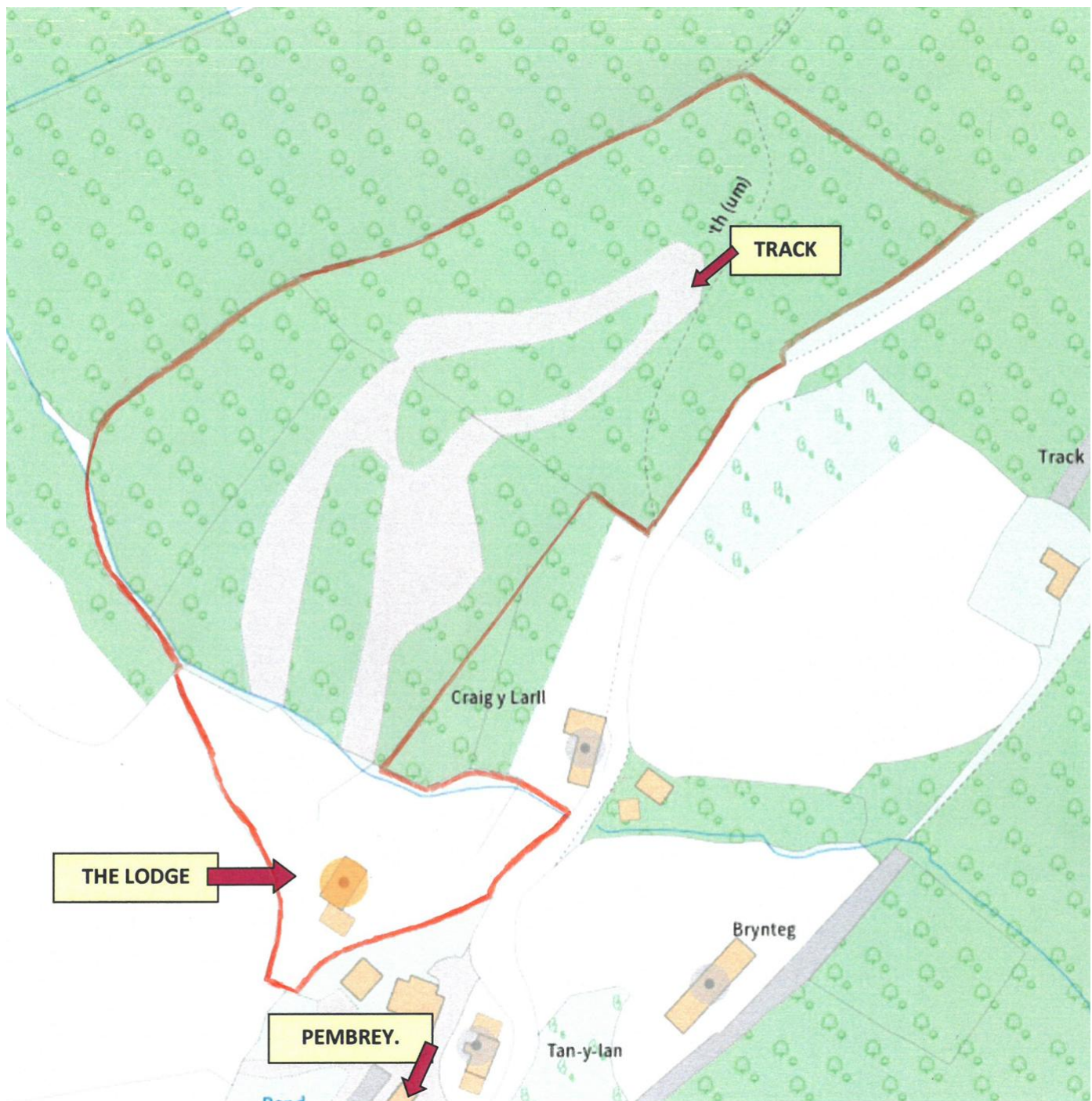
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2081-8486-1040-1407-7001.

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

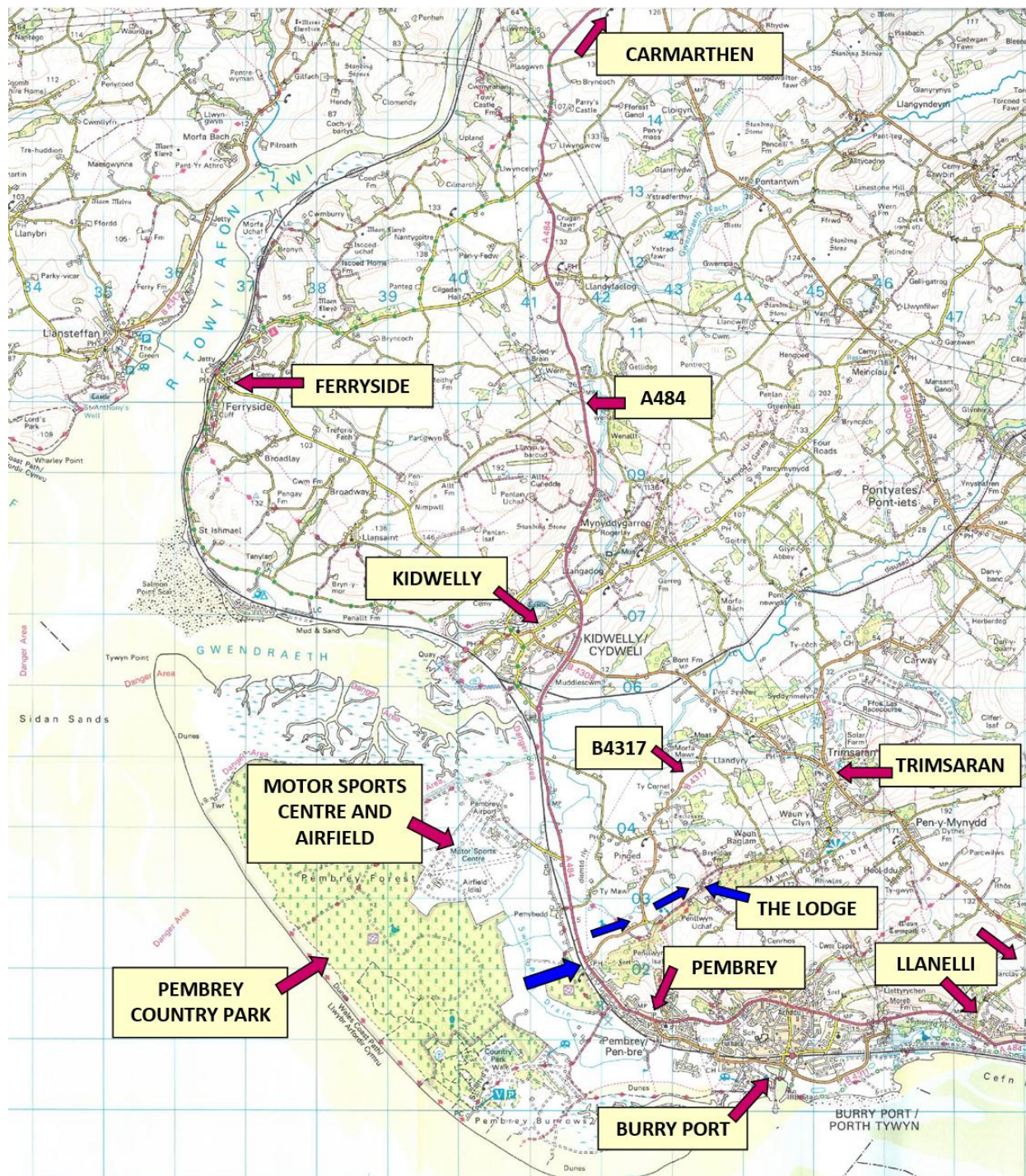
COUNCIL TAX: – BAND C 2025/26 = £ 2,099.50p. **Oral enquiry only.**

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: - The property may be approached by **turning off the A484 trunk road** at Pembrey adjacent to '**Naz Rasoi**' Indian Restaurant onto the **B4317 Pinged/Trimsaran Road**. Continue along this road over the **former Railway Bridge** and **fork right** on a left hand bend after half a mile. Continue along this road for **approximately 0.6 of a mile** and the **double gated entrance to the driveway** will be found on your **left hand side** just after a small 'S' bend and the entrance to 'Tan y Lan' Farm. The **postcode** will take you **just past** the entrance to the property.

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VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

05.08.2025 - REF: 7098