

18 Acre Residential Smallholding with Views. 3 Bedroom Farmhouse Property Having Views with Productive Grazing Field & Woodland Mix Land. Stone Range Between Pontyberem &



Glyn Hebog, Capel Seion Road, Llanelli, Carmarthenshire. SA15 5AP.

£600,000

A/5401/NT

18 Acre smallholding suitable for various uses including equestrian. Split level 3 Bedroom farmhouse with views to front. Mature broadleaf woodland and an excellent grazing field to the side of the property. The house has a prominent location with some superb views overlooking the valley below. A large balcony area to the front to enjoy the location. The property has double glazing and oil central heating having 3 floors and enjoying some lovely views to fore. Stone range to front on a lower level is ideal to convert (See Note) or change to stables etc. A central location between some popular villages include Pontyberem, Drefach, Mynyddcerrig and not too far from Cross Hands with M4 dual carriageway connection.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

Situated on the edge of Pontyberem village which has school, rugby & cricket clubs, eateries, doctors surgery and chemist with shop. Drefach has popular Garage and shop. Cross Hands 4 miles with ever growing shopping centre and dual carriageway connecting to the M4 (9 Miles). Also conveniently situated for Carmarthen, Llanelli and Swansea City. Pembrey Country Park is 10 miles. Ffoslas Horse Racing Course is 5 miles approx.



Hallway

Front entrance door, Radiator, staircase and doors to

Kitchen

4.9m x 3.1m (16' 1" x 10' 2")

Range of base units with worktops over and matching wall units. One and a half bowl stainless steel sink unit with single drainer. Double oven and 4 ring electric hob with extractor fan over. Worcester oil boiler which runs the central heating and hot water system. Tiled floor, radiator and double aspect to side and rear.





Living / Dining Room

9m x 4.8m (29' 6" x 15' 9")

3 x Double glazed windows to front with views.

Feature fireplace and beams. 2 x Radiators.



Side Hallway

Radiator, side entrance door, tiled floor and Doors to

Bedroom

3m x 4.8m (9' 10" x 15' 9")

Double glazed window to front and radiator.



Bedroom

3.2m x 4.8m (10' 6" x 15' 9")

Store cupboard x 2 and fitted wardrobe. Double glazed window to front. Radiator.



Bedroom

4.2m x 2.9m (13' 9" x 9' 6")

Velux window to side and dormer window to side.



Bathroom



Paneled bath, shower cubicle, WC, wash hand basin, radiator and opaque window to rear.

Outbuilding



Large stone range to the front of the property suitable as stable or to convert to residential use. Please note that there is a clawback condition for the outbuilding if there is a uplift value to



residential use. This is a historical condition that does run out in 2026 (to be confirmed). The property has a dual acces in and out with parking area to side and rear.

Land

The land is in one block and is situated to the front and side of the property. Broadleak woodland to the front and an excellent productive south facing and gently sloping field with access from Capel Seion Road and from the yard and garden area.



Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Oil Heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Traditional

EPC Rating: D (55)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

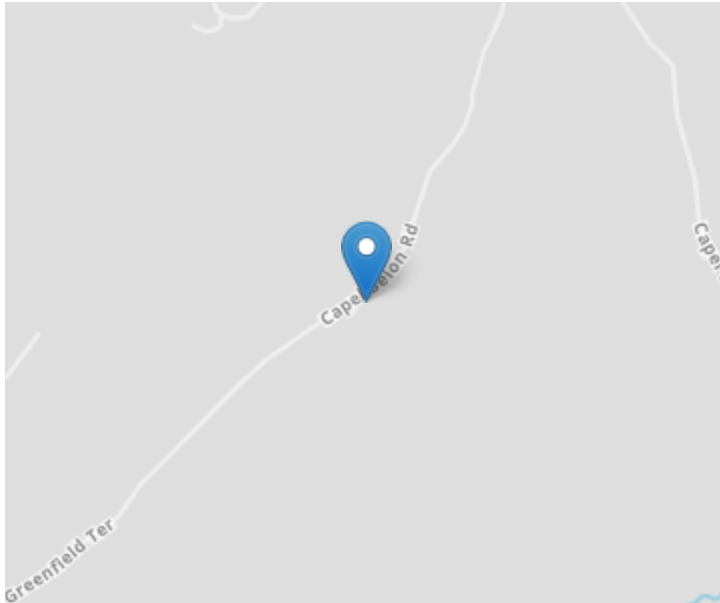
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

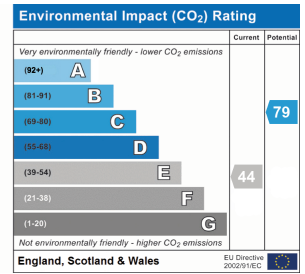
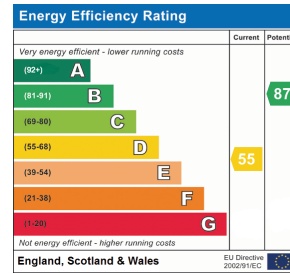
The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 48 east towards Cross Hands. In Porthyrhyd at the Bottanic Gardens turning turn off and go to Porthyrhyd village turn left for Drefach, enter the village and after passing the garage turn right and continue to the mini roundabout and turn right second junction. Carry onto the T junction and turn right for Mynyddcerrig. Continue up the hill to Capel Seion, pass the chapel and turn left towards Pontyberem. Carry on for half a mile and the property will be found on the left hand side. Shown by a Morgan and Davies for sale board.

Services : Mains water, electric and drains. Oil central heating system.



For further information or to arrange a viewing on this property please contact :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



Regulated by

RICS