

18 Acres Smallholding with large and spacious 3 Bedrooms farmhouse with various outbuildings. A convenient location just off the main A 48 dual carriageway 8 miles from M4 & 6 Miles Carmarthen



Bancsych, Llanddarog, Carmarthen. SA32 8BH.

£460,000 Guide Price

A/5359

TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: Circa £460,000 (plus fees). This Auction will be held by our Joint Auctioneers, Auction House Wales, www.auctionhouse.co.uk/wales *** Bidding will open at 12.00pm on the 21/10/2024 and will run until 23 /10/2024 12.00pm

FOR SALE BY PUBLIC AUCTION.

*** 18 Acre Residential Smallholding suitable for various uses including equestrian. Situated on the A 48 Dual Carriageway between Carmarthen and Cross Hands close to Llanddarog village. *** A spacious well presented 3 Bedroom Farmhouse within its own land with various multi purpose outbuildings. *** The land is in one convenient block surrounding the dwelling and yard area. Some has had trees planted on it but mostly level to gently sloping in conveniently sized paddocks.*** No near neighbors but conveniently situated for the dual carriageway. ***



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carmarthen@morgananddavies.co.uk

Agents Comments

A rare opportunity to acquire a holding with close proximity to the A 48 Dual Carriageway. 18 Acres of land in one block conveniently fronting onto the A48 with a large 3 bedroom detached farmhouse well presented and in good decorative order. Various outbuildings lends it ideal for equestrian, agriculture or possibly a commercial yard (STPC).

Location

Close to the A 48 dual carriageway 10 miles from the termination of the M4 at Pont Abraham. Less than a mile from the popular village of Llanddarog with junior school, shop, eateries and newly built village hall. The county and market town of Carmarthen is 7 miles approx and offers national and traditional retailers, junior and secondary schools, bus and rail stations, eateries, leisure centre, Lyric Theater and cinema, Police headquarters and S4C/Egin head office. Ever growing Cross Hands with retail centre is 6 miles. City of Swansea 22 miles and Cardiff 65 miles.

Main Entrance Hallway

Reception Room 1

4.27m x 3.1m (14' 0" x 10' 2")



Reception 2

4.27m x 4m (14' 0" x 13' 1")

Kitchen / Breakfast Room

4.56m x 5.48m (15' 0" x 18' 0")



Utility

2.13m x 1.35m (7' 0" x 4' 5")

Toilet

1.65m x 1.35m (5' 5" x 4' 5")

Hallway

Landing

Master Bedroom

6.27m x 5.15m (20' 7" x 16' 11")





En Suite

Store Cupboard

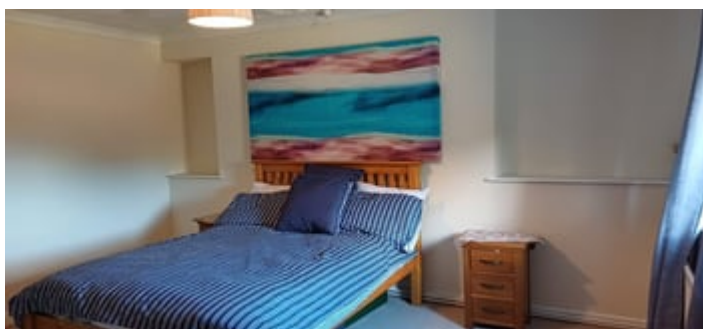
Family Bathroom

5.27m x 1.97m (17' 3" x 6' 6")



Bedroom 2

4.52m x 3.53m (14' 10" x 11' 7")



Store Cupboard

.90m x .90m (2' 11" x 2' 11")

Bedroom 3

4.52m x 3m (14' 10" x 9' 10")



Bathroom

3.4m x 2.5m (11' 2" x 8' 2")

Airing Room

Adjoining Garage

7.1m x 6.45m (23' 4" x 21' 2")

Outbuildings

Store shed 9.7 x 7m

Former Cowshed 8.8 x 4.5m.

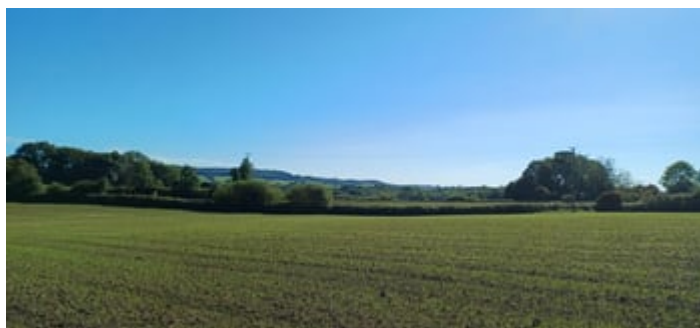
Lean to 13.8 x 10.3m

- Store Shed 3.3 x 3m
- Lea to Implement Shed 11.6 x 7.3m
- Garden Shed 3m x 2.8m.
- Workshop 8.7 x 5.2m
- Green House 5 x 5m approx
- Green House 10 x 10m No roof needing work.



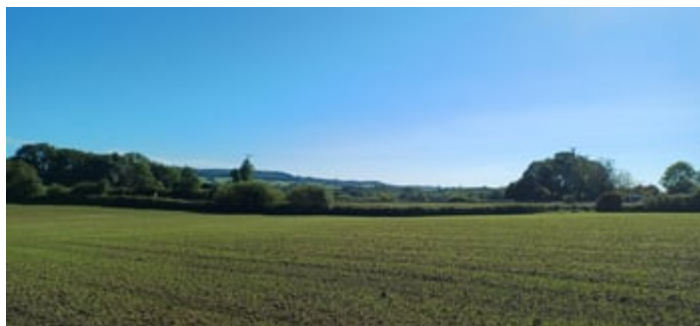
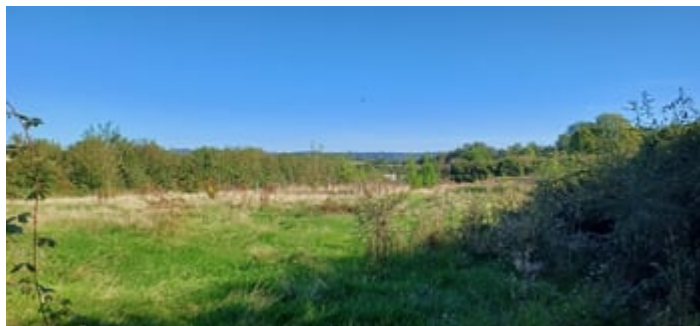
Externally

Tarmacadam drive leading up to parking and turning area. Rear of the house is a lawned garden area and decked patio area with pergola over.



Land

In one block around the main yard and house, divided into conveniently sized paddocks. Some of the land has had trees planted by the present owner. The property is a heaven for wildlife and has been left to nature in recent years. . The land provides Land divided into 2 separate areas, half pasture, grazing a varied array of trees including Eucalyptus, Pine's, Oak's, Cryptomeria Japonica, Monkey Puzzle, European Larch, Korean Fir, Scottish Elm, 4 Species of Willow's, numerous fruit trees.



Important notice to prospective purchasers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Auction Guidance

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

Guide Price

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will see the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

Register to Bid and Legal Pack

We advise all parties to contact/visit

<https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available.

Additional Fees

Administration Charge - 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure and Possession

We are informed that the property is of Freehold Tenure.

Services

Mains water, electric and private drainage. Woodburner runs the central heating system. Electric Immersion for hot water back up. Solar panels at the property.

Council Tax Band

The property is listed under the local authority of

Carmarthenshire County Council. Council tax band for the property is - 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

H.M. LAND REGISTRY		TITLE NUMBER WA 832259
ORDNANCE SURVEY PLAN REFERENCE	SN4817-4917	Scale 1/2500
ADMINISTRATIVE AREA	CARMARTHENSHIRE/SIR GAERFYRDDIN	© Crown Copyright



NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES



This copy of the title plan is incomplete without the preceding notes page.
Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.

Directions


From Carmarthen take the A 48 dual carriageway towards Cross Hands/ Swansea. Carry on the road passing the Petrol Garage Hollol Cymraig Restaurant and pass the next turning for Capel Dewi and 50 yards later on the left hand side shown by a Morgan and Davies For Sale Board. Before the turning for Llanddarog and Pant Y Ffynnon.

What3words ///tweezers.known.widen

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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