

*70 Acre Farm on Edge of Carmarthen Town. Convenient to A 48 Dual Carriageway connecting to M4. Large 4 Bedroom Farmhouse & Outbuildings. Views to front. Business Pottential (STP).*



**TyCerrig, Nantycaws, Carmarthen, Carmarthenshire. SA32 8EW.**

**£850,000**

**A/5398/NT**

An 70 Acre holding in a convenient location 2 miles from Carmarthen Town and easy access to the A 48 dual carriageway giving good access to the M4. Large farmhouse with views to fore and some good outbuildings suitable for various uses including equestrian. The farmhouse has been tastefully modernized to an excellent standard. Could offer split accommodation or used for Bed & Breakfast or similar (STPlanning), a good range of outbuildings compliment the house and all within one block of land which is easily accessed from the yard. The farmhouse offers plenty of room with lovely windows to leave in plenty of light. Suitable for multi family living, Air b&b, holiday lets or similar.



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## Location

2 miles from Carmarthen Town centre. The town offers excellent facilities with national and traditional retailers, junior and secondary schools, University and lovely eateries, Lyric Theater and cinema. Carmarthenshire County Council offices, Fire Brigade and Dyfed Powys Police headquarters is a mile along with Dual carriageway connection only half a mile. Swansea City 28 miles and Cardiff City 68 miles approx.

## Reception Hallway

Worcester oil fired boiler which serves the heating requirements. Plumbing for washing machine. Fully tiled walls. Radiator.

## Inner Hallway

Fitted with range store cupboards. Access to attic space. Wood effect floor.

## Utility / Shower Room

3.62m x 1.97m (11' 11" x 6' 6")

Belfast sink with chrome mixer tap. Mira shower in tiled and glazed cubicle. W.C. Plumbing for washing machine. work surface. Tiled floor. Chrome towel heater.

## Kitchen / Dining Room



1 1/2 bowl stainless steel sink unit with chrome mixer tap set in leather effect granite work surface. Rangemaster dual fuel cooker with Rangemaster extractor hood above. Integrated Dimplex microwave, Smeg dishwasher and wine chiller. Central island with leather effect work surface. Extensive range base and wall cupboards. Wood effect floor. Ceiling downlighting. Feature tiled surround fireplace with double sided multi fuel stove. 2 Radiators.

## Lounge



5m x 4.86m (16' 5" x 15' 11")



French doors to front verandah with views. Attractive tiled fireplace with beam above with double sided multi fuel stove. Ceiling downlighting. Stairs to first floor. Under stair cupboard. Wood effect floor. Radiator.

## Kitchen / Living Room



5.22m x 4.6m (17' 2" x 15' 1")

1 1/2 bowl resin sink unit with chrome mixer tap and electric heater unit. Base cupboard. Work surface. Multi fuel stove on stone hearth with attractive tiled surround and mantle. Exposed timber work and wrought iron staircase to first floor. Wood effect floor. Radiator.

## Office

3m x 2.1m (9' 10" x 6' 11")

Wood effect floor. Radiator

## Landing

Attractive balustrade. Access to attic. Radiator. Walk In Linen Cupboard with Radiator

## Master Bedroom



5m x 3.5m (16' 5" x 11' 6")

Windows with views and radiator.

## En Suite



2.47m x 1.1m (8' 1" x 3' 7")

Shower in tiled and panelled cubicle. Wash hand basin with chrome mixer tap. W.C. Fully tiled walls and floor. Chrome towel heater.



## Bedroom



4m x 3.2m (13' 1" x 10' 6")

Window and Radiator

## Bedroom



3m x 2.51m (9' 10" x 8' 3")

Radiator and window

## Bathroom



3.1m x 2.1m (10' 2" x 6' 11")

Panelled bath with chrome mixer tap attachment. Shower in tiled and glazed cubicle.. Wash hand basin with mixer tap. W.C. Localized travertine limestone tiled walls. Slate tiled floor. Chrome towel heater.

## Annex

### Annex Bedroom



5.16m x 4.58m (16' 11" x 15' 0")

Wonderful views. Access to attic. Radiator.

## Inner Landing

Radiator and door to

## Externally







The property is approached over a driveway shared by another farmer from the county road that leads to the spacious homestead around which the house and buildings are arranged. The buildings comprise of

## Outbuildings



General Purpose Building



This is arranged in four distinct rooms as follows

Workshop (4.6m x 2.9m)

Workshop 2 (4.5m x 3.3m)

Door to rear barn

Workshop/Gym (6.3m x 4.5m)

Workshop (6.5m x 4.5m)

Garage/Woodstore (4.8m x 4.3m)

Lean To Barn (20m x 6m)

Steel frame with profile sheet roof and concrete floor

Livestock/General Purpose Shed (20m x 13.5m)

A steel frame building with concrete floor and access to dungstead.

Lean To Livestock Yard (20m x 7.7m) Steel frame building with concrete floor.

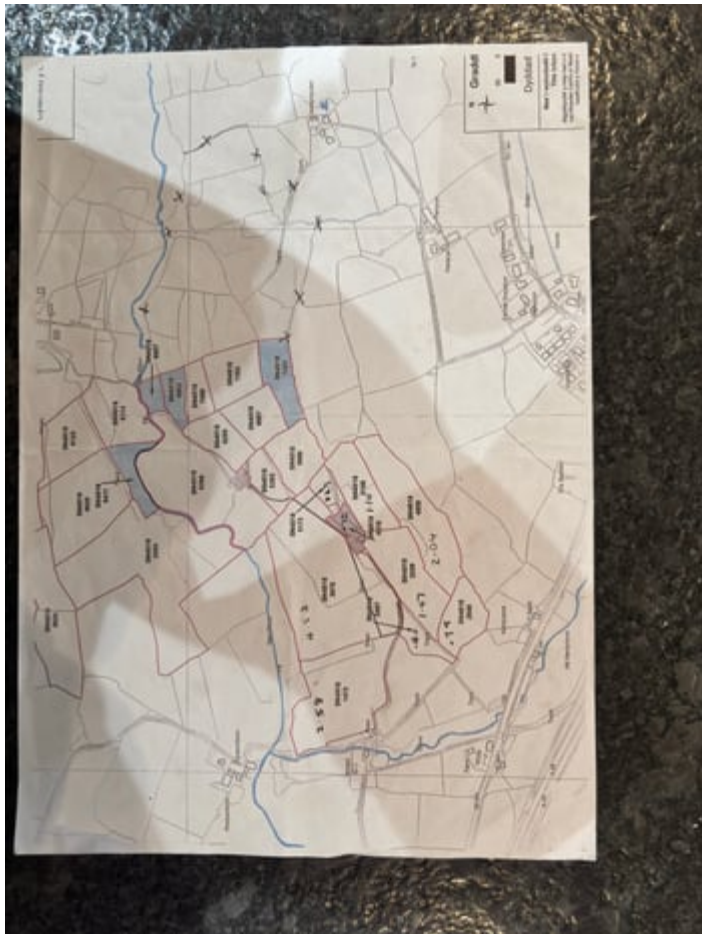
Youngstock Yard (20m x 3.6m) With feed barrier

General Purpose Building (20m x 10.4m)

## Land



Extends to 70 acres or thereabouts productive pasture and amenity land that surrounds the homestead. The land is arranged in good sized enclosures either level or on a gentle slope and are capable of good yields of quality



growth.

## Services

Services : We are advised that the property is connected to Mains electricity, Private water and Private drainage.

## 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: E.

## 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

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**Construction Type**

Traditional

**EPC Rating:** D (58)

**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

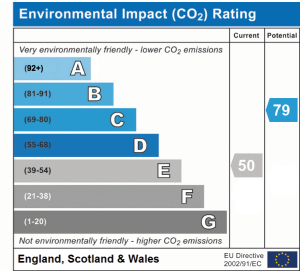
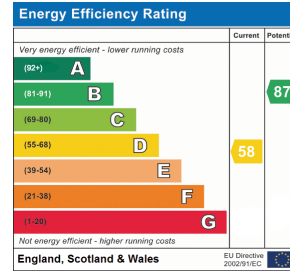
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From Carmarthen by the PC World roundabout in Pensarn continue off the roundabout towards Dyfed Powys Police Headquarters', carry on this road passing headquarters and carry on down the 3 lane hill and at the bottom turn left carry on for half a mile. Turn left into the track continue on and at the split keep right and continue onto the yard.



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

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