

*A 4 acre smallholding with full planning permission granted for a 3 bedroomed dwelling. Near Llanwrda, West Wales*



Pantyrhedyn, Crugybar, Llanwrda, Carmarthenshire. SA19 8UN.

**£245,000 Offers in Region of**

**REF: A/5271/LD**

\*\*\* Offers in the region of £260,000 \*\*\* A 4 acre smallholding \*\*\* Full planning permission granted for a 3 bedroomed dwelling - Application Number PL/04612 \*\*\* Create your very own smallholding \*\*\* Enjoying fine country views over the Cothi Valley

\*\*\* Set in its own 4 acres of mixed use land \*\*\* Direct roadside access off the A482 \*\*\* Stunning and idyllic rural position with stream boundary \*\*\* Two useful field barns \*\*\* Hard standing driveway with ample parking \*\*\* Naturally sheltered land by mature hedgerows and native trees

\*\*\* Mains electric and water supply ready on site \*\*\* A unique and unrivalled opportunity to create your very own smallholding



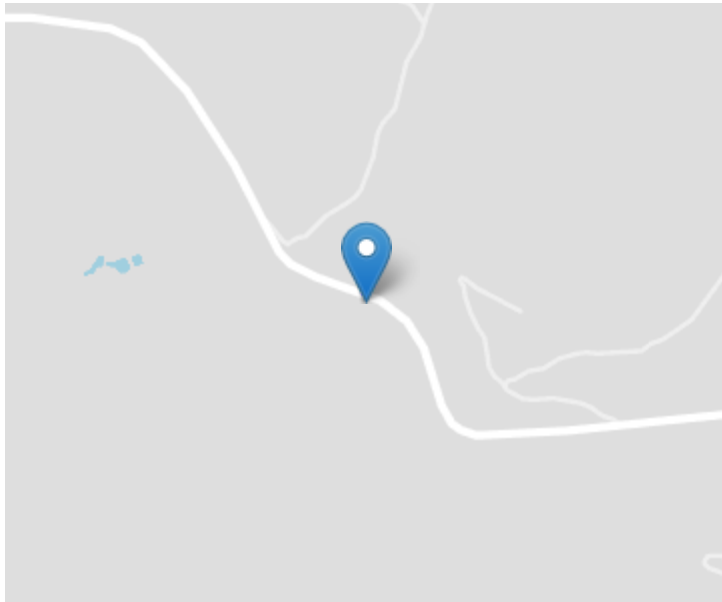
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**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

Located within the picturesque Cothi Valley, in an idyllic and rural location, but enjoying the convenience and being set just off the A482 giving easy access to the nearby major market towns and amenity centres of the area, which include Llandeilo, Lampeter and Llandovery, and half an hours drive from the link road to the M4 Motorway network.

### General Description

A make your own smallholding with 4 acres and planning permission granted for a 3 bedroomed dwelling with drawings included within the brochure. Planning Number: PL/04612.

The land benefits from fenced boundaries along with a stream that leads to a small waterfall. As a whole the smallholding has great potential being located in an idyllic and picturesque area of Carmarthenshire, whilst also being convenient to nearby Market Towns.

Please follow the link below to the Carmarthenshire County Council Planning Department:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/search-for-a-planning-application/>

Enter the following Planning Application Number: PL/04612.



### Full Planning Permission Granted

Full planning permission granted for a 3 bedroomed dwelling. Application Number PL/04612. See plans attached.

### Land

In all the property extends to around 4 acres or thereabouts of mixed use land. The land has been split into five enclosures, all of which enjoy natural shelter from mature hedgerows and partially intersected by a stream that leads to an idyllic waterfall.

The land offers a wide range of possibilities for any type of smallholding or for Equestrian purposes.







### Field Barn 1

35' 0" x 10' 0" (10.67m x 3.05m) of block, timber and steel construction.



### Field Barn 2

23' 0" x 10' 0" (7.01m x 3.05m) Of timber and corrugated iron construction.

### Waterfall



### Driveway and Parking



### Tenure and Possession

We are informed that the property is of Freehold and will be vacant on completion. No onward Chain.

### Services

We are informed by the current vendor that mains Electricity and mains Water are available on site. Fibre Optic connection is also available nearby.

Proposed drainage field. Refer to separate MW Consult Ltd drawing for information.

Proposed foul water treatment tank.

Pantyrhedyn

Tany

MW Consult Ltd

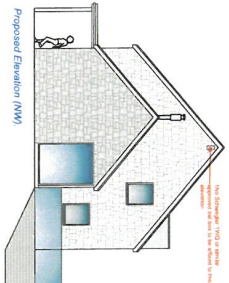
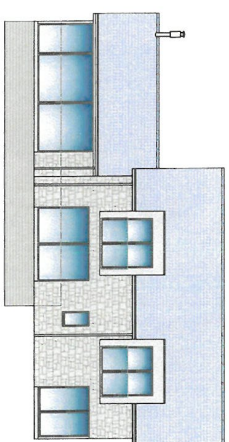
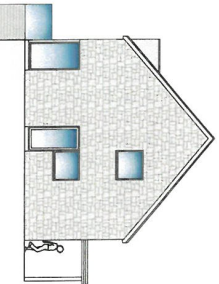
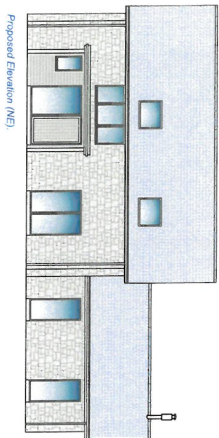
Civil & Structural Engineering Consultancy

Email: [mwconsult@outlook.com](mailto:mwconsult@outlook.com) Tel: 07802 502 785

Project: Proposed Replacement Dwelling at Pantyrhedyn, Crugybar, SA19 8UN	Drawing Title: Proposed Site Plan (showing drainage field)	Client: Jessica Moreno	Drawing Number: 23/239(102)	Scale: 1:250 A3	Original Date: 07/10/23
			Drawing Status: For Comments	Revision: -	Revision Date: -

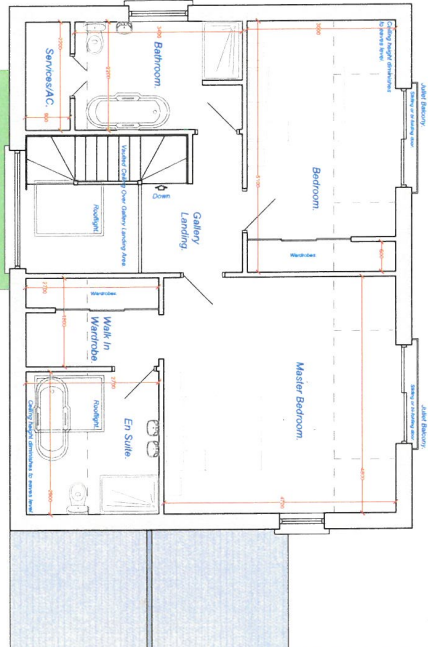
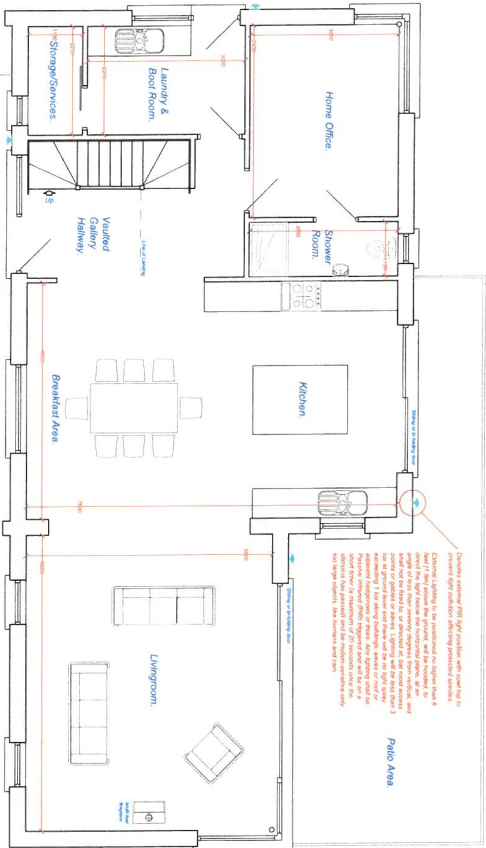


Plans to be read strictly in accordance with the bat report produced by I&G Ecological Consultants & mitigation measures contained therein.



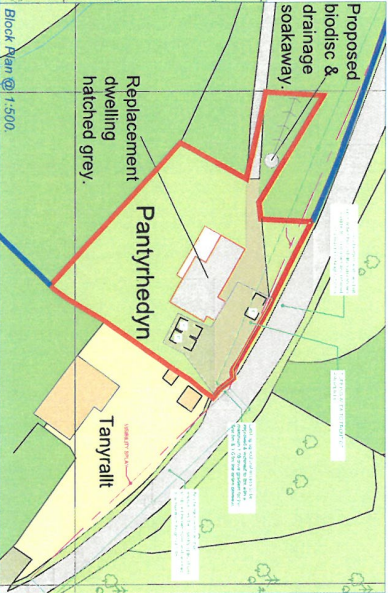
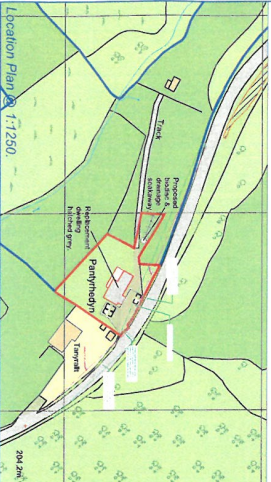
Plans have not resolved Building Regulations consent & should not be used for construction purposes.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL DIMENSIONS TO BE CHECKED ON SITE.



Proposed Ground Floor Plan.

Proposed First Floor Plan.



Proposed Ground Floor Plan.

Proposed First Floor Plan.

Schedule of finishes:  
Slate roof coverings.  
Grey/Black weatherboarding & rainwatergods.  
Cedar or similar timber cladding to external walls as indicated.  
Coursed stonework to external walls as indicated.  
Grey/Black window & door units.

PLAN NO	1740-01	REVISION	B
DATE	Dec. 21.		
SCALE	1:50, 1:100 & as shown.		
CLIENT	Mr. A. Jones & Ms. J. Moreno.		
JOB TITLE	Proposed replacement dwelling at: Pantyrhedyn, Cwnglydar, Carmarthenshire, SA19 8UN.		
DRAWING STATUS	Proposed Plans & Elevations. Planning.		
ARCHITECT	Architectural Services, Davies Roberts Design Ltd, Llandale - 01568 823351, Mumbles - 01792 347892, EMAIL: info@drdesign.co.uk, WEB: www.drdesign.co.uk		



For Identification Purposes Only



# MATERIAL INFORMATION

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<b>Council Tax:</b> N/A	Has the property been flooded in last 5 years? No
<b>Parking Types:</b> None.	<b>Flooding Sources:</b>
<b>Heating Sources:</b> None.	Any flood defences at the property? No
<b>Electricity Supply:</b> None.	Any risk of coastal erosion? No
<b>Water Supply:</b> None.	Is the property listed? No
<b>Sewerage:</b> None.	Are there any restrictions associated with the property? No
<b>Broadband Connection Types:</b> None.	Any easements, servitudes, or wayleaves? No
<b>Accessibility Types:</b> None.	The existence of any public or private right of way? No

## Directions

From Lampeter take the A482 South from Cwmann.  
Continue through the village of Pumpsaint, passing the  
former Bridgend pub and continue towards Llanwrda. After  
about 2 miles the property will be located on your right hand  
side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact  
our Lampeter Office on 01570 423 623 or  
[lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website –  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK  
Page - [www.facebook.com/morgananddavies](http://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 Pages

For further information or  
to arrange a viewing on this  
beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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**RICS**<sup>®</sup>