

*A Beautiful 24 Acre Versatile Smallholding. Far Reaching Views Are Enjoyed, Various Outbuildings include Workshop, Stone Range, Implement Shed, Enclosed Shed. Farmhouse with Enviably*



**Trecyrn Fach, Blaenwaun, Whitland, Carmarthenshire. SA34 0HY.**

**£700,000**

**A/5409/NT**

24 Acre Versatile smallholding offering a superb range of outbuildings which could be easily changed to have internal stables, stone range which could be converted to residential use (STPlanning). The 4 Bedroomed farmhouse enjoys extensive far reaching views of the surrounding countryside. Ideal lifestyle property for living off the land and keeping a good selection of animals / equestrian with an excellent range of outbuildings. There is a good warren of country roads and an old track which goes from the property down to the village of Cwmbach for outriding. Open plan kitchen and dining room with oil fired Rayburn and the living room having a woodburner for the cosy nights in.

Situated on the Pembrokeshire & Carmarthenshire A 40 Dual carriageway at St. Clears and a selection of popular villages nearby.



**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

Close to the villages of Blaenwaun, Cwmbach, Llanwinio, Cwmfelin Mynach and Llanboidy. They offer junior school, shop and public houses. 8 miles approx giving good access to Carmarthen 15 miles approx. The location is ideal for commuting the beautiful Pembrokeshire/ Ceredigion and Carmarthenshire coastline.

## Kitchen / Dining Room

5.7m x 4.9m (18' 8" x 16' 1")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer, Rayburn Royal oil fired cooking range, plumbing for washing machine, Double aspect to front and rear with views. Tiled floor, patio doors to front. Rear Door, staircase and door to



## Living Room

3.4m x 5.5m (11' 2" x 18' 1")

Double aspect to front and rear. Woodburner and recess display area.



## Landing

Double glazed window to rear. Doors to



## Bedroom

3.45m x 2.4m (11' 4" x 7' 10")

Double glazed window to rear.



## Bedroom

3m x 2m (9' 10" x 6' 7")

Double glazed window to rear.



## Bathroom

2.1m x 1.7m (6' 11" x 5' 7")

Double glazed window to front. Panelled bath with mixer tap and shower head attachment. Pedestal wash hand basin, wc and chrome towel heater. Wall tiles.

## Bedroom

2.7m x 3.4m (8' 10" x 11' 2")

Double glazed window to front with views.



## Bedroom

3.45m x 3.01m (11' 4" x 9' 11")

Double glazed window to front.

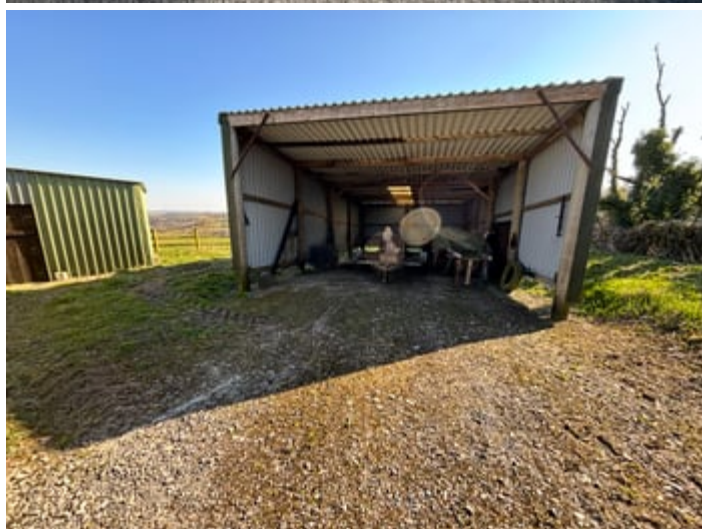


## Externally & Outbuildings

Council maintained road to the entrance with yard for parking and turning. Lawned garden to front and vegetable and kitchen garden to side.

GARDEN STORE SHED and UTILITY ROOM to side of property. GARAGE 4.5m x 3.5m Double doors to front. GARAGE 3.7m x 6.1m Sliding doors to front. Store Room.

WORKSHOP / IMPLEMENT SHED 8.8m x 8.8m steel framed enclosed with concrete block walls, Roller door 3.6meters high. Concrete floor. Yard area to front. Log store. Multi Purpose STORE SHED / IMPLEMENT SHED 40 Feet x 55 feet wide main shed and lean too to each side. IMPLEMENT SHED 12.3 m x 6.2m open to one end. Enclosed Box Profile Shed.



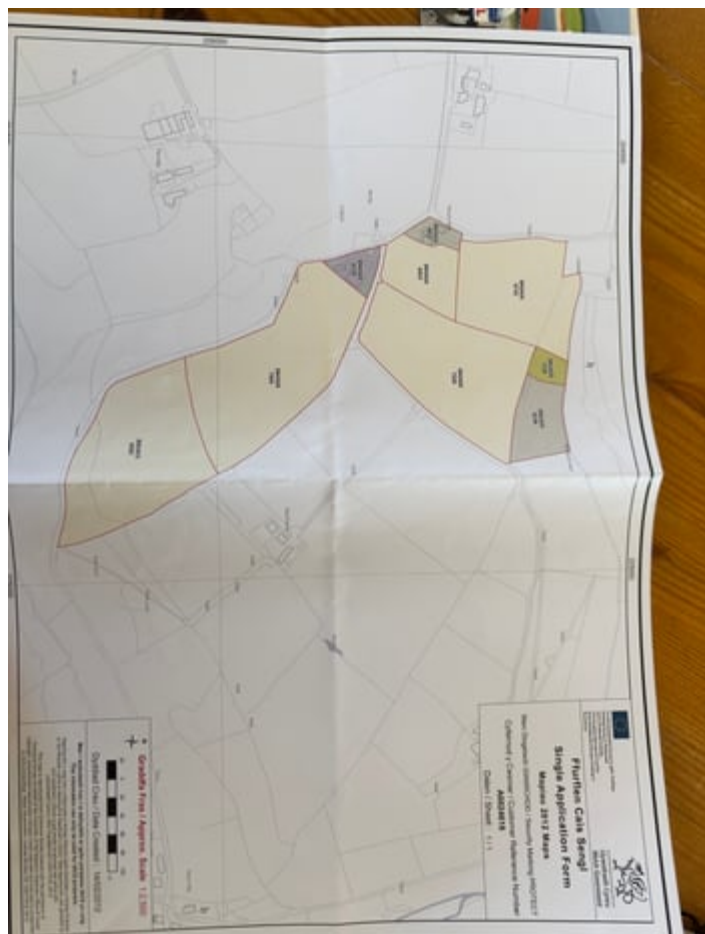




## Land

The land amounts to 24 acres of land most of which is level mature pasture grazing land able to be cropped of silage or hay etc. At the bottom of the land that adjoins the outbuildings the field runs off a little and is sloping. Divided into good sized fields with mature hedge lines.





## 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 Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

We are advised by the owners that the property has mains water, electric and private drains.

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Private Drainage and Heating-Boiler wood logs.

## Tenure and Possession

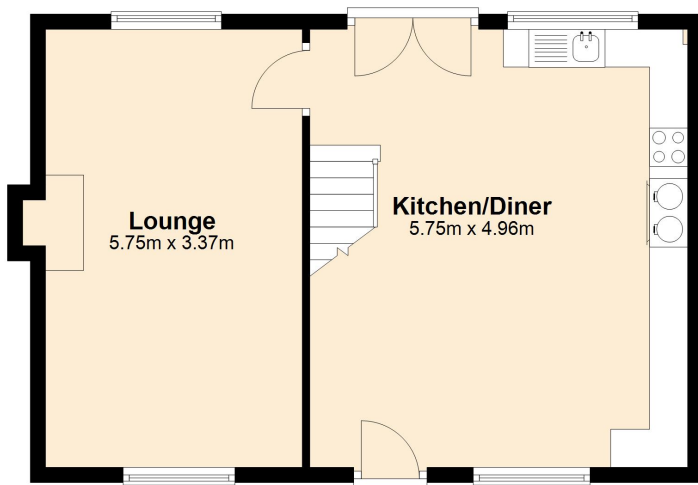
We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax

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

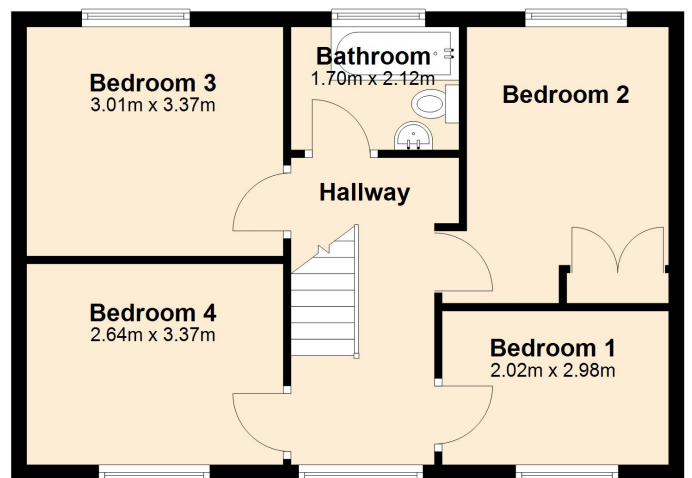
### Ground Floor

Approx. 48.5 sq. metres



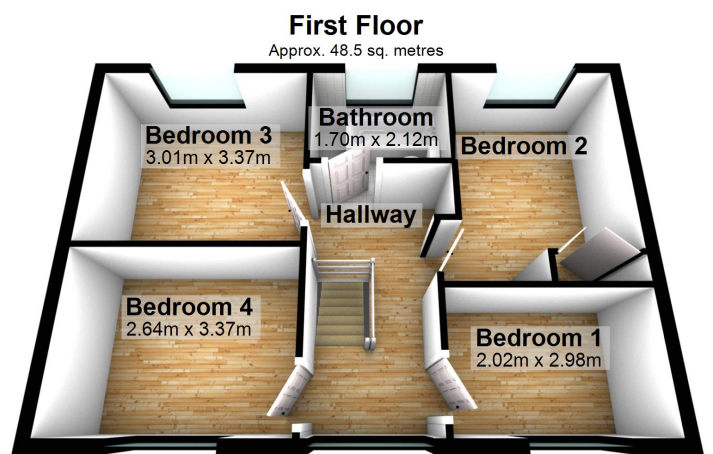
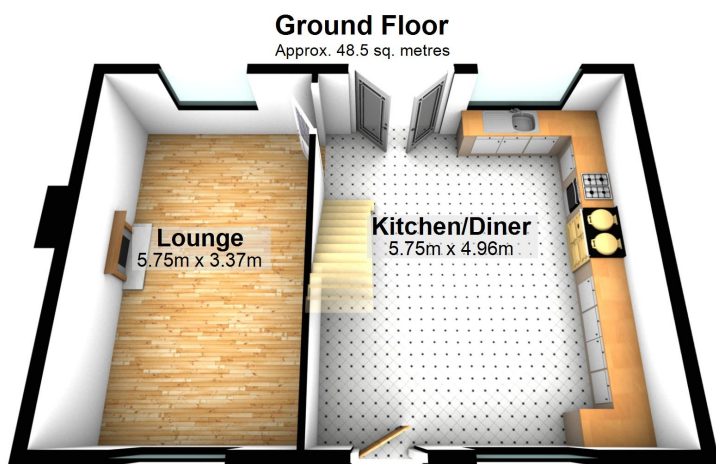
### First Floor

Approx. 48.5 sq. metres



Total area: approx. 97.0 sq. metres





Total area: approx. 97.0 sq. metres



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Double Glazing. Oil. Wood Burner.

**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

**EPC Rating:** E (48)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

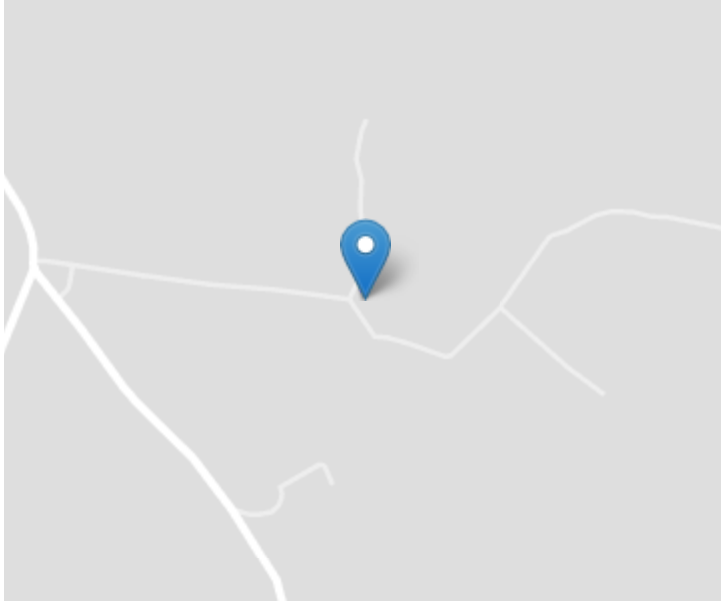
**Any risk of coastal erosion?** No

**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 40 west towards St. Clears. At the roundabout in St. Clears take the last junction off into the town. At the traffic lights turn left and carry on for 100 yards and turn right posted Llanboidy. Carry on this road and through the village of LLangynnin. After half a mile turn right for Blaenwaun, carry on this road for a while passing Gilfach farm entrance and the windmill and carry on. Pass the row of council houses on the right. Immediately after on the right hand bend turn right by the red brick barn. Carry on this lane marked as a dead end and when there is a split in the road the property will be found in front.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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