





FOR IDENTIFICATION PURPOSES ONLY

Overview

Rhos Fach is a conveniently situated 8.95 acre (3.60 hectare) residential holding benefitting from a 3 bedroom detached dormer bungalow set in spacious landscaped lawn grounds with a nearby detached modern workshop / storage building and large covered patio area, with ample driveway parking for a number of vehicles.

A concrete lane traverses the property leading to two former egg buildings, extending to approximately 240ft x 70ft each, although in need of repair / maintenance, to include a former shop, office and staff facilities and a large storage space, suitable for a range of uses, subject to obtaining the necessary planning consents.

A rare opportunity to acquire a diverse property with excellent access on the edge of Llanelli.

Situation

The property lies in a semi-rural position on the periphery of Pen Y Mynydd, a small village situated 3 miles north - west of Llanelli town centre, surrounded by open countryside and farmland, with direct access off the B4308 (Trimsaran Road). The property is within easy reach of a range of local amenities and services in Llanelli, to include local, independent and national stores, bilingual primary and secondary schools, and healthcare facilities. Pembrey Country Park and the Millennium Coastal Park offering excellent outdoor activities and recreation are within easy reach.



ACCOMMODATION - GROUND FLOOR

Entrance Hall: 4.89m x 1.70m (16' 1" x 5' 7")

Door to front. Stairs to first floor. Solid oak flooring. Radiator.

Living - Dining Room: 3.39m x 6.35m (11' 1" x 20' 10")

Window to front. Window to rear. Solid oak flooring. Radiator.
Phoneline and Broadband connection.

Family Bathroom: 1.93m x 1.79m (6' 4" x 5' 10")

Bath tub with shower over. Triton power shower. WC. Wash hand basin, Fitted unit vanity. Tiled surround. Tiled flooring. Window to rear.





Kitchen: 3.87m x 2.86m (12' 8" x 9' 5")

Base and units. Bosch electric cooker and grill. Gas hob Bosch and Hotpoint extractor fan. Integrated Hotpoint fridge/freezer. Integrated dishwasher. Tiled floor.

Storage Cupboard: 1.46m x 1.11m (4' 9" x 3' 8")

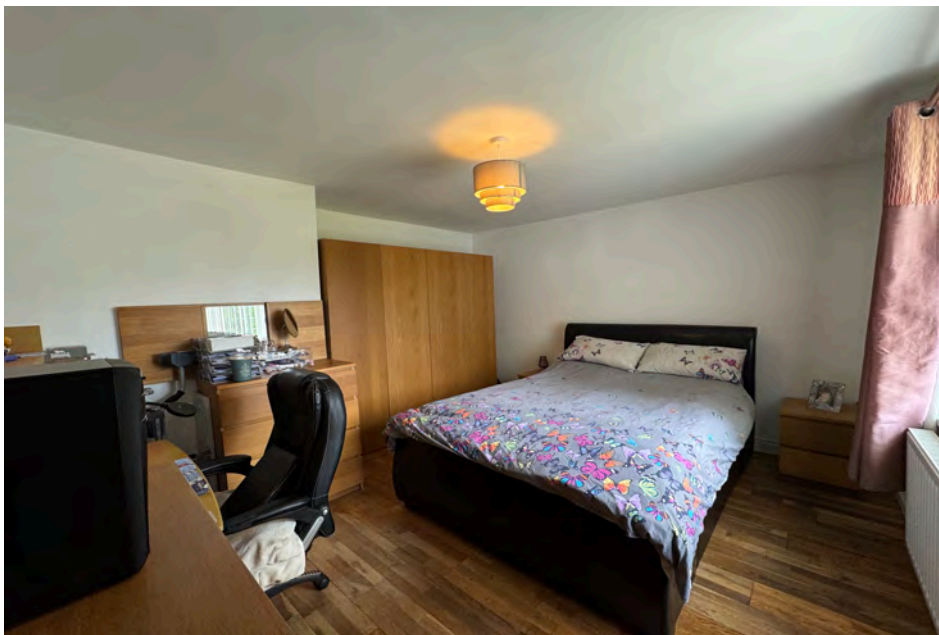
Window to front. Tiled floor. Consume unit.

Utility Area / Hall: 1.15m x 2.05m (3' 9" x 6' 9") and 1.77m x 0.98m (5' 10" x 3' 3") Plumbing for washing machine. Base units. Tiled flooring. Solar panel system.

Bedroom 1: 4.15m x 3.25m (13' 7" x 10' 8")

Window to front. Solid oak flooring.





FIRST FLOOR

Landing Area: 1.74m x 1.60m (5' 9" x 5' 3")

Skylight to rear. Carpet flooring

Bedroom 2: 4.22m x 3.79m (13' 10" x 12' 5")

Carpet flooring. Window to side. Radiator

Bedroom 3: 4.33m x 4.19m (14' 2" x 13' 9")

Skylight to front and rear. Carpet flooring. Attic hatch





Gardens & Grounds

The property is approached off the highway via timber gated entrances, along a concrete lane, with ample parking area for multiple vehicles, on gravel and concreted areas, whilst the access lane continues down to the large former egg buildings, set at the rear of the site.

The dormer bungalow benefits from landscaped grounds which surround on the front, side and rear, with several patio / seating areas, to include a large covered patio area, being an excellent socialising and entertaining space overlooking the lawn grounds and surrounding farmland. The grounds are landscaped with a range of flower beds, shrubs and bushes, bordered by hedgerows and timber fencing.

DETACHED WORKSHOP / STORAGE BUILDING

Built of a concrete block construction under a pitched sheeted roof with concrete floors, extending to 9.16m x 7.55m (30' 1" x 24' 9").

The building also benefits from lintels in situ should an additional opening be needed. Window to rear. Door to side.

WC: 2.15m x 2.23m (7' 1" x 7' 4") WC, wash hand basin. Tiled flooring.

Covered Patio Area: 4.19m x 9.33m (13' 9" x 30' 7") A large patio area with pitched covered / sheeted roof and timber framed construction with folding sides.





FORMER EGG BUILDINGS

Two approx. 240ft x 70ft former egg buildings, although in need of repair / maintenance, offers excellent potential. To the rear of the buildings is a former shop, office, with staff facilities and a large storage space, suitable for a range of uses, subject to obtaining the necessary planning consents.

Building 1: Timber and corrugated iron framed under corrugated sheeted roof with ridge height totalling approx. 4.12m.

Rear Workshop (Former Processing Room): 20.10m x 14.60m (65' 11" x 47' 11") accessed via three galvanised steel doors to the rear.

Building 2: Timber framed construction under box profile sheeted roof with rear concrete block built under a pitched corrugated sheeted roof.

Former Shop, Office & Staff Facilities:

Entrance Hall: 2.26m x 6.09m (7' 5" x 20' 0") Window and door to side.

Shower Room: 2.71m x 1.21m (8' 11" x 4' 0")

WC 1: 2.71m x 1.10m (8' 11" x 3' 7") Window to rear.

WC 2: 2.71m x 1.10m (8' 11" x 3' 7")

Office: 3.15m x 2.72m (10' 4" x 8' 11") Window to rear.

Kitchen Area: 6.09m x 3.74m (20' 0" x 12' 3") window to side.

Rear Workshop (Former Processing Room): 9.45m x 13.76m (31' 0" x 45' 2") Both buildings are interlinked at the rear.

We are advised the services to the buildings have been disconnected, however are available on site.







Farmland

The land is contained in three separate natural enclosures, intersected by the concrete lane which leads from the entrance to the former egg buildings. The land is level to gently sloping in nature, being aid to pasture utilised for cutting purposes and suitable for grazing purposes, boarded by established hedgerow boundaries.

The land is classified as freely draining slightly acid loamy soils according to the Cranfield University Soils Map and is classified as Grad 3b according to the Agricultural Land Classification Map produced by the Welsh Government.

The land would be of particular interests for those seeking land for grazing, amenity, recreation or equestrian purposes.



Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

EPC Rating D (66).

Services

We understand the property benefits from mains electricity to the house, whilst the buildings were formerly connected to a 3-phase supply, which has been disconnected, mains water connection and private drainage via cesspit, and LPG Gas central heating system. None of the services have been tested.

Council Tax Band

Carmarthenshire County Council Band D - approx. £2,232.06 for 2025/2026.

Wayleaves, Easements and Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

What 3 Word / Post Code

///making.baking.reliving / SA15 4RF

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £695,000.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW. Tel: 01267 234567

We understand the property benefits from a historic planning application dated 24/10/80 for the change of use to selling eggs produced on the farm unit only direct to customer in a shop in former staff canteen, under planning application number D5/5420.

We understand the bungalow benefits from a lapsed planning application dated 31/03/83 for extension to dwelling-house (lounge and garage, dining room, roof-space, bedroom and playroom) under planning application number D5/7013.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact our Carmarthen office for further information -
12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021
Email: property@reesrichards.co.uk

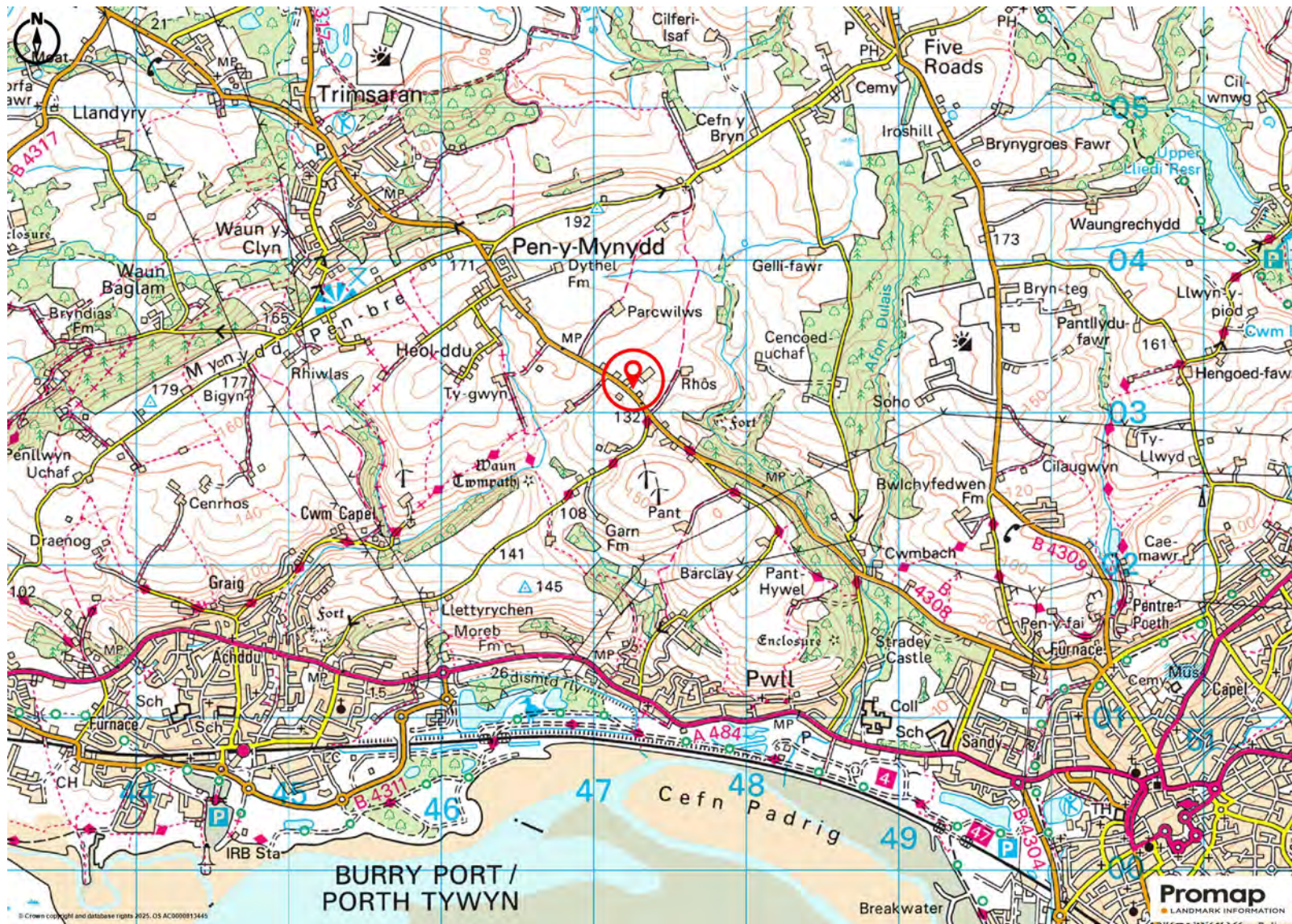
Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

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Location and Situation Plans

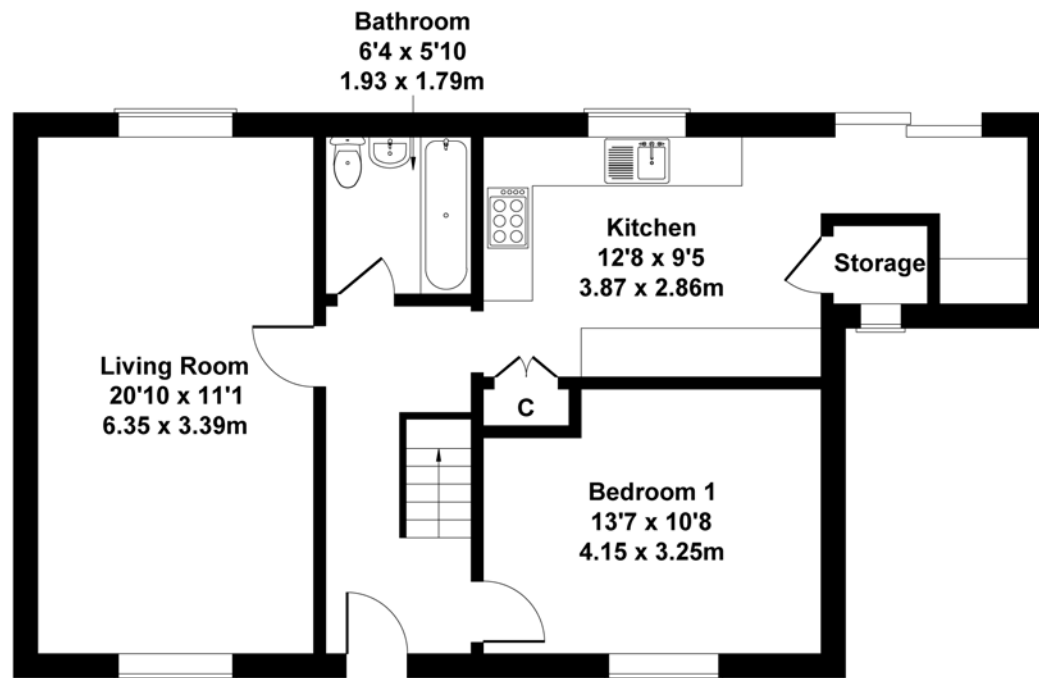
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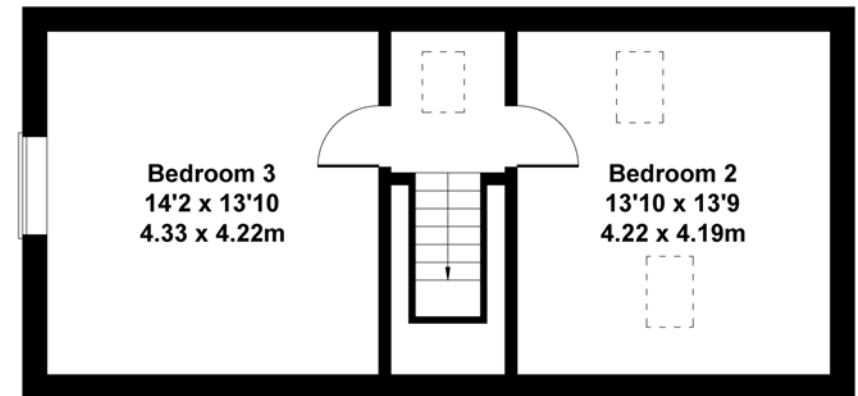
Floorplan

Rhos Fach, Trimsaran Road Llanelli SA15 4RF

Approximate Gross Internal Area
1152 sq ft - 107 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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