

*4.5 Acre Smallholding with 3-Bed Detached Bungalow, Outbuildings & Easy Access to Pembrokeshire Coast.
Ideal for those with equestrian interests or looking to keep livestock such as chickens, sheep, or pigs.*



Tyddyn Y Pant, St Clears, Carmarthen. SA33 4JA.

£650,000

A/5598/NT

A charming 4.5 acre residential smallholding featuring a spacious three-bedroom detached bungalow, ideally situated just off the A477, providing easy access into Pembrokeshire and located approximately 14 miles from the county and market town of Carmarthen. A dual carriageway link can be reached at St Clears, around 3 miles away, offering convenient connections to the M4. The property is well-suited to a variety of uses, particularly for those with equestrian interests or looking to keep livestock such as chickens, sheep, or pigs. The land is level and well-maintained, complemented by a range of useful outbuildings. Set on the edge of the village of Llanddowror, the location also offers excellent access to the Pembrokeshire coastline, with Saundersfoot approximately 8 miles away and Tenby around 10 miles distant.



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Location

Situated on the outskirts of St Clears, offering the perfect balance of rural and everyday convenience. St Clears is a thriving small town set along the River Taf, approximately 8 miles from Carmarthen, providing a range of local amenities including independent shops, cafés, traditional pubs and essential services. The town has seen steady growth in recent years, making it an increasingly popular choice for those seeking a semi-rural lifestyle with strong community spirit. ** Ideally positioned just off the A40, the property benefits from excellent road links across West Wales, with convenient access towards Pembrokeshire and the wider region. ** St Clears serves as a local hub for surrounding villages, offering schooling, leisure facilities and a welcoming community atmosphere. This location presents a rare opportunity to enjoy countryside living within easy reach of key amenities, transport links and the stunning West Wales coastline

Tyddyn Y Pant

Ground Floor

Entrance Hallway

Entered via double glazed stable door, tiled floor, window to side, coat hanging area, door to;

Utility Room

3.57m x 1.75m (11' 9" x 5' 9")

Stainless steel sink and single drainer with base unit, plumbing for washing machine, tiled floor, tiled splash backs, oil boiler, window to front, door to;



Kitchen/ Dining

4.95m x 3.68m (16' 3" x 12' 1")

A double glazed bay window to the front provides excellent natural light. The room is fitted with a range of base units with work surfaces over and matching wall-mounted cupboards. There is an oil-fired Rayburn set within the kitchen, alongside a Cannon cooking range featuring a four-ring LPG gas hob with extractor hood above. Additional features include a stainless steel sink unit with single drainer, tiled flooring, radiator, and space for a fridge. The central heating boiler is located within the adjoining study. A door leads through to:



Front Hallway

Double glazed entrance door to front, radiator, loft access, doors to airing cupboard and to;

Cloakroom

WC, wash hand basin, radiator, tiled floor, localised wall tiles.

Family Bathroom

3.91m x 1.48m (12' 10" x 4' 10")

Panelled Jacuzzi bath with mixer tap and shower attachment, low-level WC, and a separate shower cubicle. Vanity wash hand basin with storage cupboard beneath, complemented by a mirror, shaver point and medicine cabinet. Additional features include a radiator, heated towel rail, inset downlighting and part-tiled walls.



Bedroom 1

2.57m x 2.36m (8' 5" x 7' 9")

Double glazed window to front, radiator.



Bedroom 2

3.57m x 2.44m (11' 9" x 8' 0")

Double glazed window to front, radiator.



Bedroom 3

3.77m x 6.48m (12' 4" x 21' 3")

Recess area with two double glazed windows to rear, radiator.



Living Room

3.77m x 5.96m (12' 4" x 19' 7")

Double glazed patio doors to rears, double glazed window to rear, multi fuel wood burner, slate hearth with brick surround and slate mantle over, radiator.





Office

3.77m x 1.75m (12' 4" x 5' 9")

Window to side and rear, radiator.



Externally

A gated driveway leads to a generous gravelled parking and turning area. The property is complemented by a range of useful outbuildings, including various garden sheds and a substantial multipurpose barn of block

and corrugated iron construction, incorporating stables and storage rooms.** Adjoining the main property are three well-defined pony paddocks, forming a convenient and accessible block extending to just over 3 acres. The property also benefits from lawned gardens to both the front and rear elevations, offering attractive outdoor space. ** In addition, a further parcel of land extending to approximately 1.5 acres and log store is located on the opposite side of the main A477, providing additional grazing or amenity use.



Outbuilding

18.1m x 8.9m (59' 5" x 29' 2")

Concrete flooring and enclosed with concrete block walls. Two roller shutter doors and mains electric.

Former Cattery

11.3m x 4.9m (37' 1" x 16' 1")

Sink unit with single drainer suitable for approx 22 cats. Mains Electric. Successful business up until 2026 could have change of use subject to planning.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, septic tank drainage and oil central heating.

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.

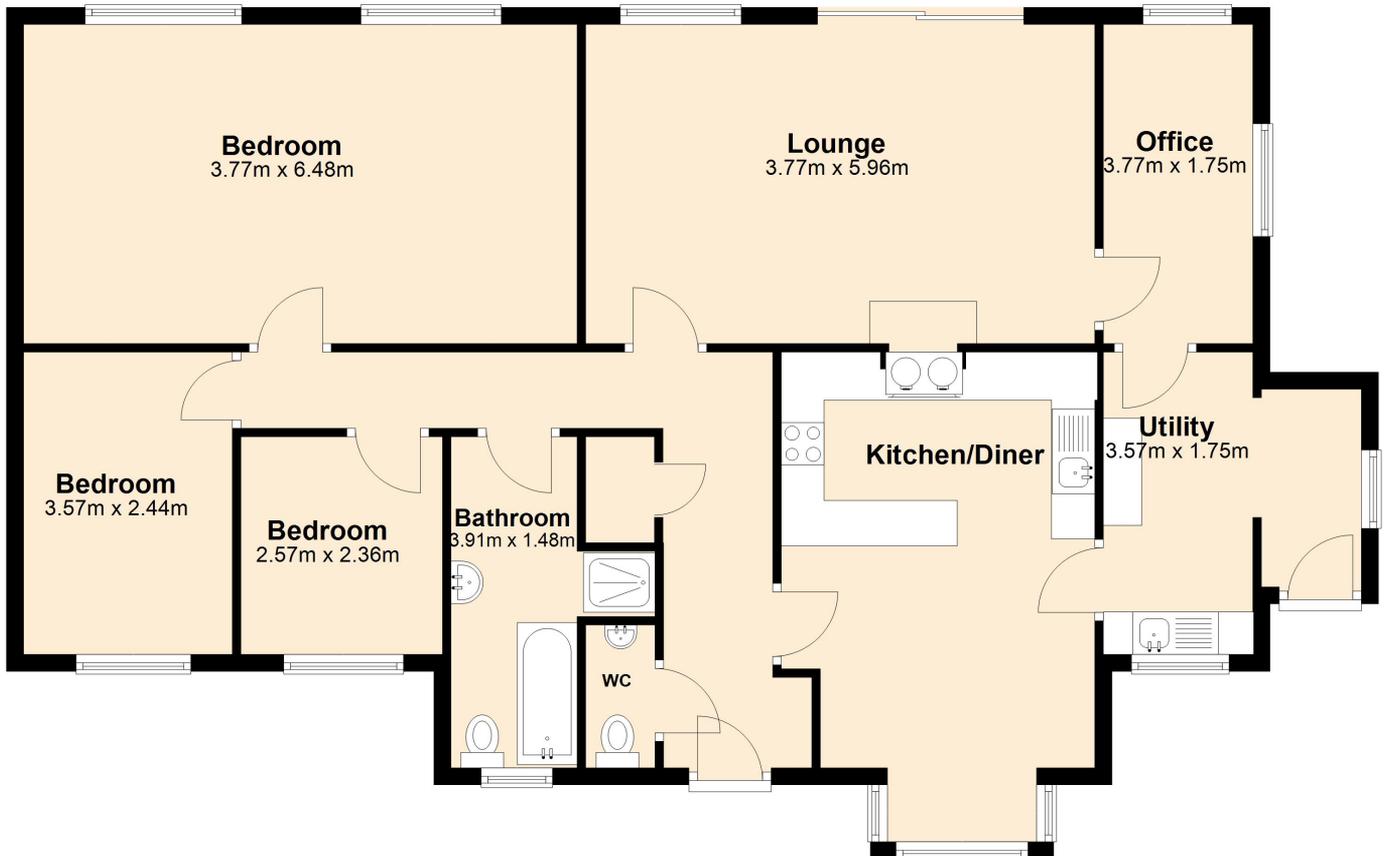
Money Laundering Regulations

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

Ground Floor

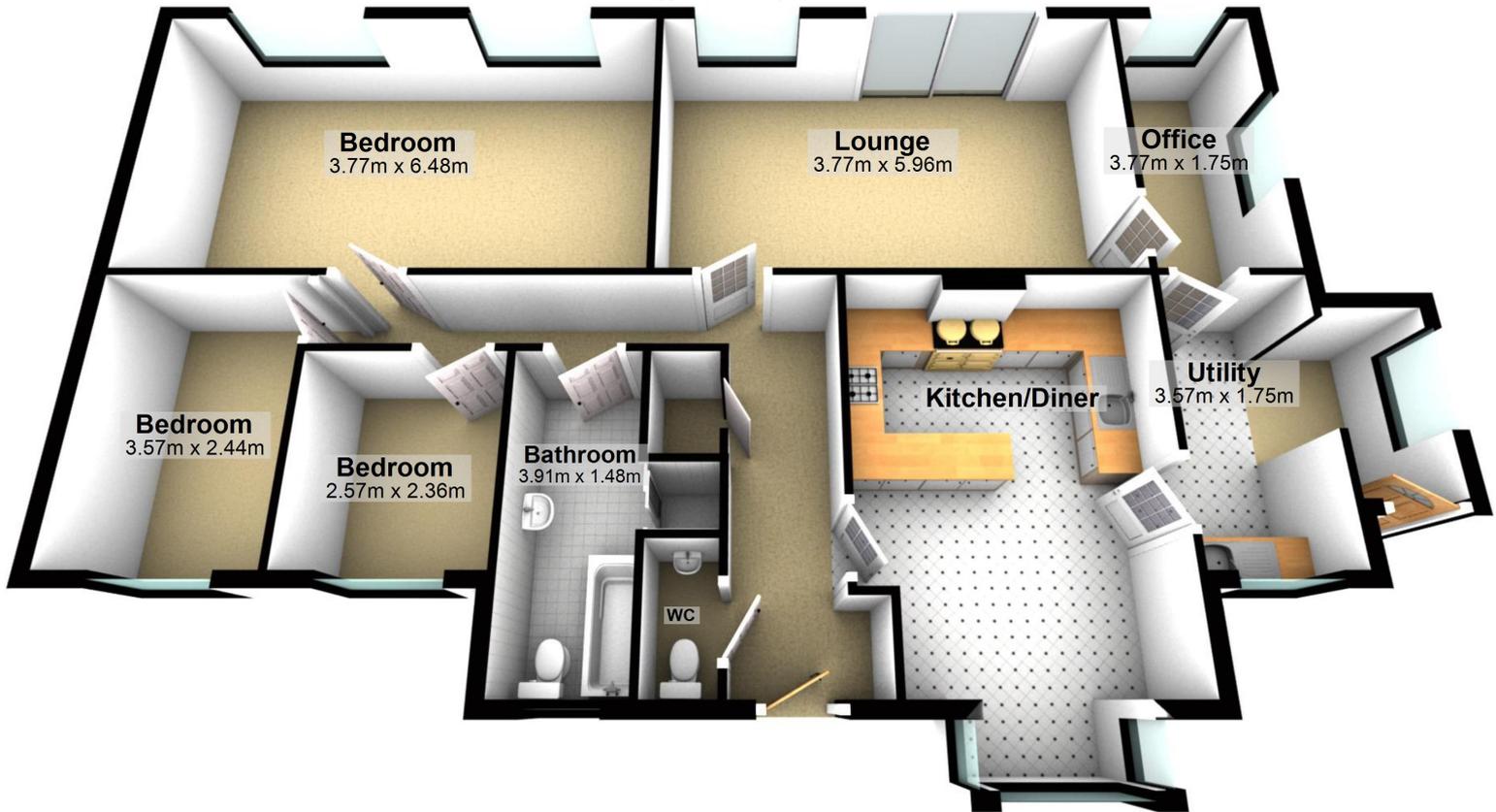
Approx. 121.4 sq. metres



Total area: approx. 121.4 sq. metres

The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.
Plan produced using PlanUp.

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MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (55)

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



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (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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