

**** MOTIVATED SELLERS **** *A Beautiful 13-Acre Smallholding Set in An Envidable Position With Far-Reaching Countryside Views. The Farmhouse Four Bedrooms, Range of Outbuildings. A Versatile Property With Excellent Potential For a Variety of Uses in a Stunning Rural Setting.*



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

£600,000

A/5409/NT

A superb 13-acre smallholding offering a wide range of outbuildings, including a stone range with potential for residential conversion (STP), and buildings that could easily be adapted to provide internal stabling. The 4-bedroom farmhouse enjoys extensive, far-reaching countryside views and features an open-plan kitchen/dining room with oil-fired Rayburn, alongside a cosy living room with wood burner. Ideal as a lifestyle property for those looking to live off the land, with excellent facilities for keeping livestock or equestrian use. Conveniently located near St. Clears, with access to the A40 dual carriageway and a range of popular nearby villages. Motivated Seller, view to truly appreciate.



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CARMARTHEN
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Location

Close to the villages of Blaenwaun, Cwmbach, Llanwinio, Cwmbach 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.



Bedroom

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

Double glazed window to front with views.



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

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.



Land

The land amounts to 13 acres of land most of which is level mature pasture grazing land able to be cropped of silage or hay etc.





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

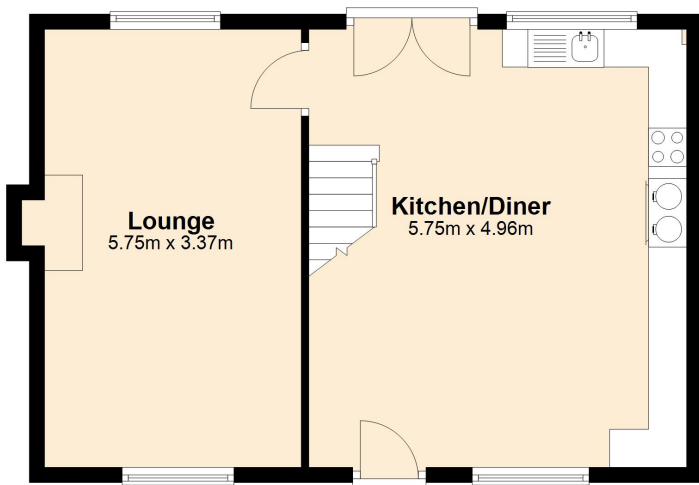
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

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.

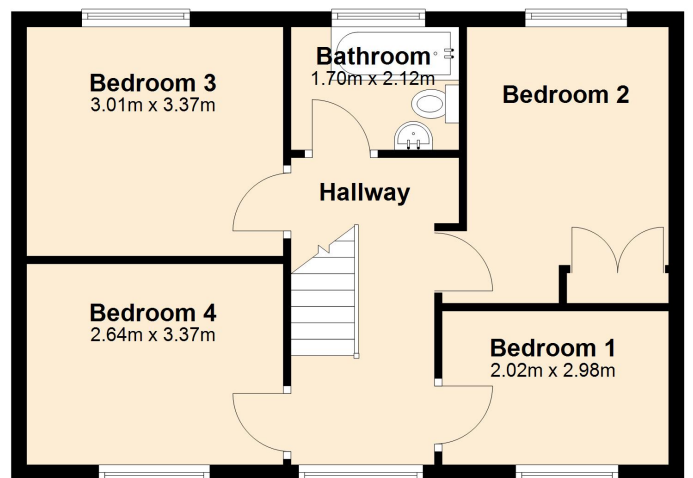
Ground Floor

Approx. 48.5 sq. metres

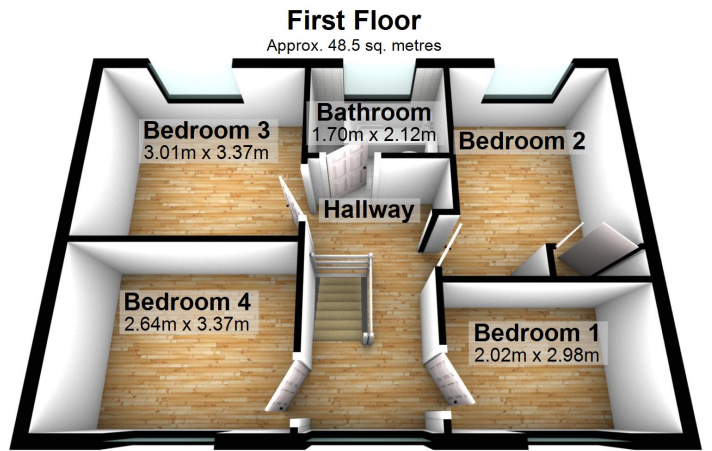
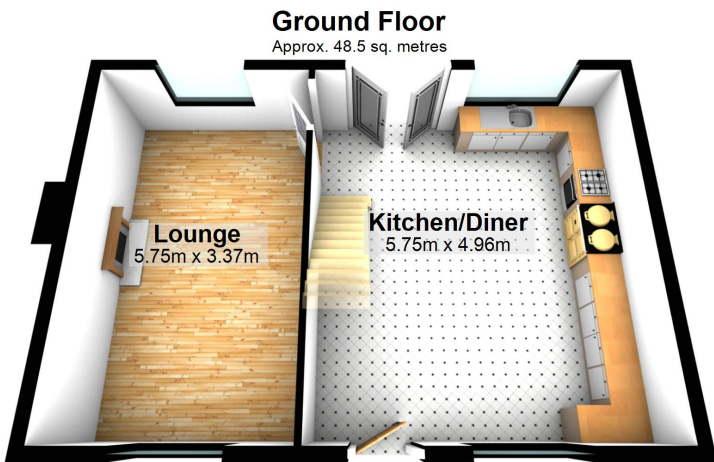


First Floor

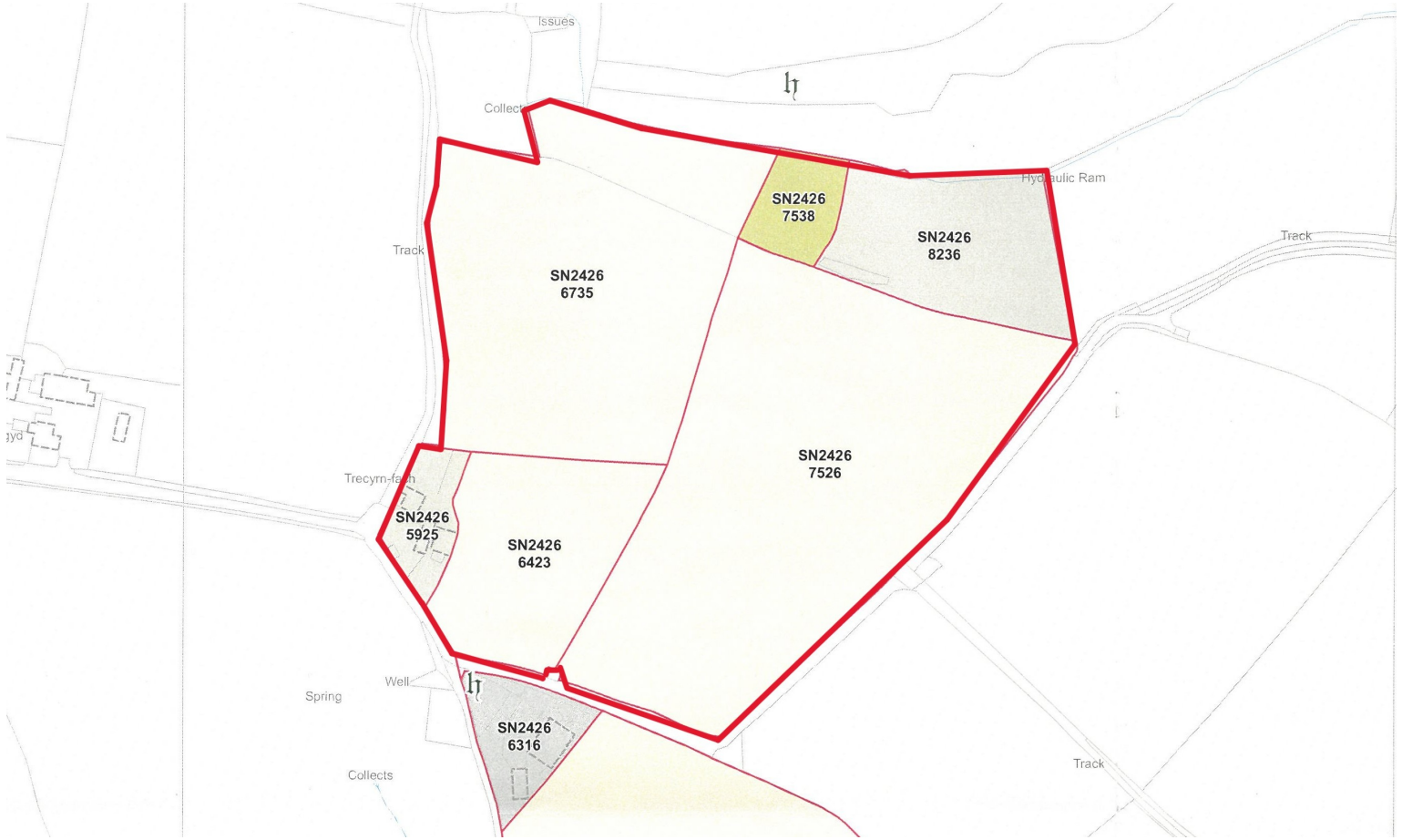
Approx. 48.5 sq. metres



Total area: approx. 97.0 sq. metres



Total area: approx. 97.0 sq. metres



MATERIAL INFORMATION

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

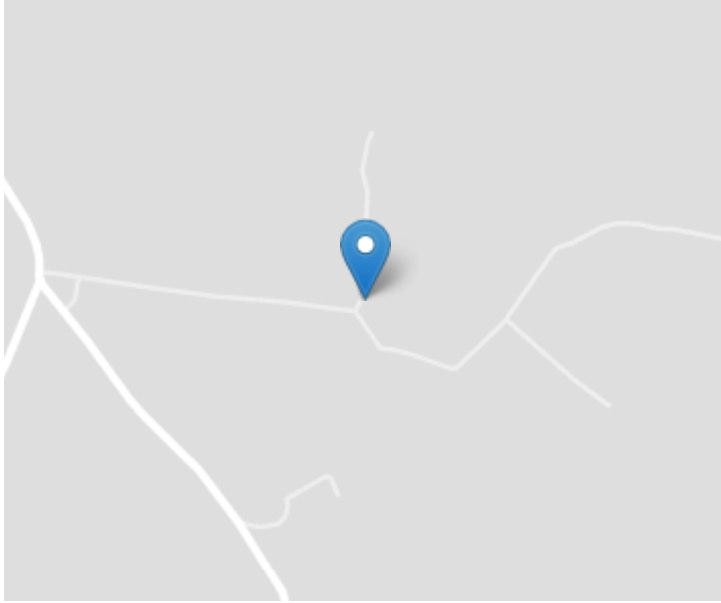
Any risk of coastal erosion? No

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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