

11 Acres Holding With No Near Neighbours. Superb Views and Wildlife Pond. Garage and Workshop, mostly level land and Wind Turbine Generating an Income.



Clynmaenllwyd, Hermon, Cynwyl Elfed, Carmarthen. SA33 6ST.

**£600,000 Offers in Region of
A/5337/NT**

A lovely 11 Acre smallholding in a rural location in North Carmarthenshire close to The Ceredigion boarder. Rural views and no near neighbours the 4 bedroom bungalow offers good sized light and roomy accommodation and in good decorative order.
A haven for wildlife with its own pond, large garage adjoins the property with a separate outbuilding being enclosed suitable as workshop or to incorporate stables or similar. ***A versatile holding suitable for various uses whether keeping a few horses, sheep, chickens or keeping a few dogs etc. Wind turbine is included and generates an income, this is under a lease agreement not owned. Copy of the lease is available by request. ***

***A rural location with no near neighbors. In a convenient location 6 miles from Newcastle Emlyn. The county and market town of Carmarthen 12 miles. Ceredigion Coastline 23 miles to enjoy watching the dolphins in Ceredigion Bay. ***



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Agents Comments

No near neighbours. Lovely 4 bedroom bungalow, multi purpose outbuilding, adjoining garage, wildlife pond and 11 acres of land.

Two miles from Hermon village. Cynwyl Elfed 6 miles. Newcastle Emlyn 6 miles which offers school, traditional shops and eateries. The county and Market town of Carmarthen is 10 miles with schools, Lyric Theater, cinema traditional and national retailers, bus and rail station with M4 dual carriageway connection via A 48. The beautiful Ceredigion coastline is 23 miles with the popular destinations of Cardigan, New Quay, Mwnt, Gwbert and Aberaeron.

Bungalow

Entrance via UPVC double-glazed door into

Porch

Double-glazed panels on 2 sides, with polycarbonate roofing, UPVC double-glazed door into:

Hallway

Radiator, with most ground floor rooms leading off to Airing Cupboard.

Bathroom

Opaque UPVC double-glazed window to rear, wash hand basin, WC, paneled bath with jacuzzi, shower over with screen, tiled walls, light/shaver socket, tiled flooring, chrome towel radiator.



Kitchen/ Dining

10' 5" x 28' 10" (3.19m x 8.8m)

With a good range of wall and base units, 1.5 bowl sink/drain unit, LPG hob with extractor over, built-in oven, built-in dishwasher, tiled splash back, two radiators, staircase to first floor, French doors out to rear, UPVC double-glazed window to rear, second door out to hallway



Downstairs Bedroom 1

13' 1" x 9' 11" (3.99m x 3.03m)

With UPVC double-glazed window to side, wall-length mirrored wardrobes, radiator.



Lounge

14' 0" x 24' 11" (4.29m x 7.6m)

A large room with 2 UPVC double-glazed windows to the front, radiator, bar area, French doors out to side.



Utility

11' 5" x 14' 2" (3.48m x 4.34m) With UPVC double-glazed window to the front, a range of wall and base units, tiled flooring, access

to two built-in storage cupboards, door leading through to:



Landing

Accessed via staircase in kitchen/diner and doors leading to

Bedroom 2

10' 11" x 12' 3" (3.34m x 3.75m) With Velux roof window to rear, under eaves storage cupboards, radiator.



Shower Room

With Velux roof window to front, under-eaves storage cupboard, low level flush WC, pedestal wash hand basin, shower cubicle, light/shaver socket, tiled walls, radiator.

Bedroom 3

6' 3" x 9' 6" (1.92m x 2.91m) With Velux roof window to the front, under-eaves storage, radiator.

Bedroom 4

14' 5" x 12' 3" (4.4m x 3.75m) Measurement into recess. With Velux roof window to rear, under-eaves storage, radiator.



Adjoining Double Garage

9m x 7.5m (29' 6" x 24' 7")

With garage doors, pedestrian door to side, UPVC double-glazed window to the front, power and lighting connected, space and plumbing for washing machine. Door to House



Multi Purpose Modern Building

43' 11" x 59' 0" (13.4m x 18m) External dimensions. With large sliding door to the front with optional pedestrian access, power and lighting. 3 Phase electric.



Land

The land amounts to some 11 Acres or thereabouts and is predominantly flat / gently sloping pastureland (see land plan) with some steeper woodland / scrubland leading down to the stream boundary.





Wind Turbine

A very small amount of the land (an access track and the actual turbine footprint) is leased to a third party (Solar Ventus Ltd) until 30/5/2039 and provides an income to whoever owns Clynmaenllwyd until that date (as long as the turbine is generating power and exporting it to the grid)
 The driveway seen running up the side of the property, which gives access to the house, barn and turbine, is a shared driveway.



Services, Tenure & Council Tax Band

Tenure: We are advised that the property is Freehold
 Services: Mains electricity, mains water, private drainage (septic tank), oil fired central heating.
 Council Tax: Band E, Carmarthenshire County Council.

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Directions

Directions - From Newcastle Emlyn, take the B4333 and continue for approx. 6 miles, you will go past some sharp bends to the left and to the right and then you will come to a long straight. About halfway along this straight is a right no-through road with bins/Welsh Water hut. Take this turning and Clynmaenllwyd is the first property on the left-hand side.

From Carmarthen travel north on the A 484 through Bronwydd, Cwmdwyfran and onto Cynwyl Elfed. In the village after the shop turn left (Straight On) towards Hermon on the B4333. Go through Hermon and carry on for half a mile and turn left by the bins and Welsh Water hut. Turn here and the property will be found on the left hand side.


What3words: ///complain.spans.toolbar

Google co-ordinates: 51.959848, -4.40392

Viewing : Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493444 or E-mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website- www.morgananddavies.co.uk . Also on our FACEBOOK page- 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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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