



Kingfisher Hall Duffryn Hellyg, Heol Y Nant, Llannon, Llanelli, Carmarthenshire SA14 6AE

Open to offers in the region of £500,000 For Sale

Property Features

- Cottage style 2 bedroomed centrally heated residence
- Room to extend the living accommodation (Subject to Planning Permission)
- Pasture land in three main enclosures. About 25.01 acres in all
- 6 no. purpose built loose boxes and tack room
- Modern Agricultural Building
- Sand School. In need of considerable attention

Property Summary

In our opinion an opportunity to purchase this attractive smallholding consisting of the 2 bedroomed centrally heated cottage style residence (in need of some updating). Garden and orchard to front, ample parking/turning area with purpose built stable block and tack room with enclosed yard to front. Separately positioned is a modern portal framed building and a sand school (overgrown with scrub trees). The land consists of three main enclosures in all about 25.01 acres.



Full Details

Description

In our opinion an opportunity to purchase this attractive smallholding with countryside views consisting of the 2 bedroomed centrally heated cottage style residence which is in need of some updating that could possibly be extended to provide additional accommodation (subject to obtaining planning consent)

There is a garden and orchard to front, ample parking/turning area with purpose built stable block providing 6 no. loose boxes and tack room with enclosed yard to front.

Separately positioned is a modern portal framed building being ideal for hay/fodder storage or ancillary stabling. To the side is a sand school which is completely overgrown with scrub trees.

The land consists of three main enclosures which tend to be of a wet nature but useful summer grazing. In all about 25.01 acres.

Directions

From Junction 48 of the M4 motorway at Hendy, take Pontardulais road, about half a mile turn left onto the B4306 road sign posted to Llannon. Continue until reading "T" Junction at Llannon, turn right onto the A476 road, then take first right. Proceed for a bout 0.40 of a mile passing school and the entrance road to the property is on the right hand side.

Situation

In a rural location yet being only about 4.5 miles to Junction 48 of the M4 motorway at Hendy, approximately 14.5 miles from the City of Swansea and in close proximity to the village of Llannon.

The Accommodation

Oil fired central heating system.
UPVC double glazed windows throughout.

Ground Floor

Entrance Porch



Lounge/Dining Room

12' 6" x 19' 5" min. (3.81m x 5.92m) Feature stone fireplace with wooden mantelpiece and shelving. Housing a wood burner stove. Part exposed stone wall. Beamed ceiling. 2 wall lights. 2 double radiators. Meter cupboard. Desk alcove with overhead light. Stairs to first floor.

Door to: -

Kitchen

8' 4" x 9' 8" (2.54m x 2.95m) With fitted base and wall units. Single drainer sink unit. Zanussi oven and hob (not tested). Overhead extractor fan. Tiled surround. Door to side



First Floor

Landing

Storage cupboard with folding doors

Bedroom No. 1

9' 3" x 9' 6" (2.82m x 2.90m) Front room. Two wall lights. Radiator

Bedroom No. 2

"L" Shaped. With fitted wardrobe/mirror sliding doors. Radiator. Storage space. Over stairwell

Bathroom

Panelled bath with shower unit. w.c. and pedestal wash basin. Fitted wall mirror. Medicine cabinet. Radiator. Towel rail

Attic

With access ladder. Electric light

Outside

Oil storage tank
Garden and orchard to front stocked with apple trees
Greenhouse
Parking and turning area





Outbuildings

3 no. pony loose boxes. Block/brick construction under a part C.I. and part corrugated asbestos sheeted roof. In need of repair

Purpose built stable block

2 no. foaling boxes
4 no. standard sized loose boxes
All with mangers and hay racks
Tack room
Overhang to front
Enclosed concrete yard

Block construction under a tiled roof

Modern Agricultural Building

Approx. 30' 0" x 40' 0" (9.14m x 12.19m) Portal framed. Steel stanchions. Box profile sheeted roof and side cladding. Double galvanised doors

Sand School

Completely overgrown. Needing attention

The Land

In all about 25.01 acres in three main enclosures. The land tends to be of a wet nature but useful summer grazing.

SCHEDULE OF AREA

O.S. NO - AREA

0446 - 8.73

9033 - 8.14

7919 - 4.97

7828 - 1.06

7016 - 2.11

TOTAL = 25.01 ACRES

Services

Mains water and electricity to the house. Private drainage. Water stand pipe to stable block and electricity connected

I.A.C.S.

It is assumed that the land is not registered.





Basic Payment Scheme

It is assumed that there are no entitlements.

Tenure

Freehold with vacant possession. Land Registry Title No. WA249114

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

1. Existing vehicular access to the property over the hard unmade road.
2. Existing footpath along driveway through property exiting on the southern boundary.

Council Tax

Carmarthenshire County Council
Band D - Approx. £1908.66 2023/2024

Viewing

Strictly by appointment with the sole selling agents.



Energy performance certificate (EPC)

Kingfisher Hall
Duffryn Hellyg
Heol Y Nant
LLANELLI
SA14 6AE

Energy rating

F

Valid until: 12 January 2034

Certificate number: 5534-0729-1300-0757-3292

Property type Detached house

Total floor area 66 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be A.

[See how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
-

How this affects your energy bills

An average household would need to spend **£1,582 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £647 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,982 kWh per year for heating
- 1,952 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 6.1 tonnes of CO₂

This property's potential production 0.6 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£47
2. Internal or external wall insulation	£4,000 - £14,000	£268
3. Floor insulation (solid floor)	£4,000 - £6,000	£85
4. Low energy lighting	£15	£26
5. Heating controls (room thermostat)	£350 - £450	£67

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£104
7. Solar water heating	£4,000 - £6,000	£49
8. Solar photovoltaic panels	£3,500 - £5,500	£584
9. Wind turbine	£15,000 - £25,000	£1,111

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Copp
Telephone	0791 2028215
Email	dave@southwaleships.com

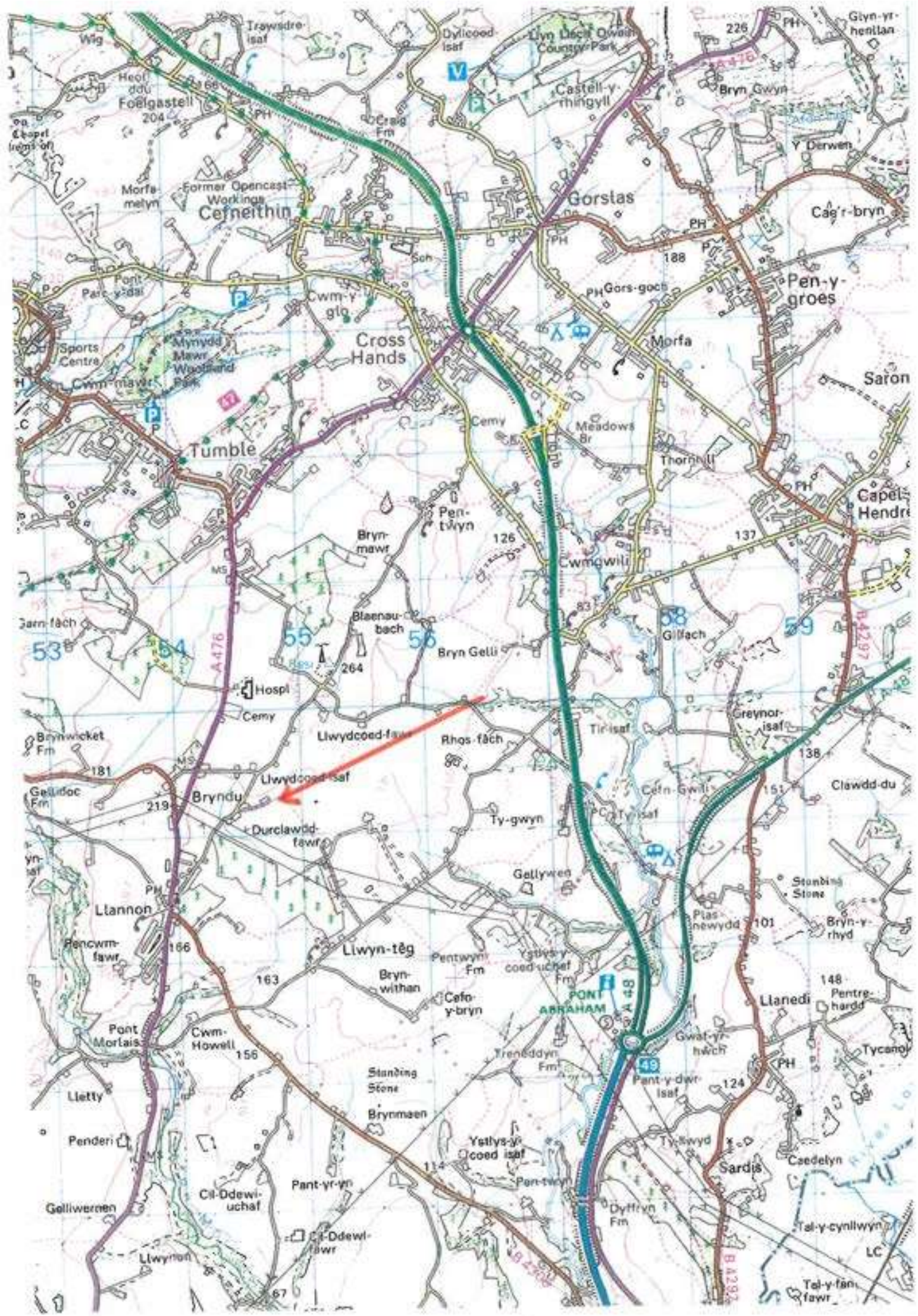
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

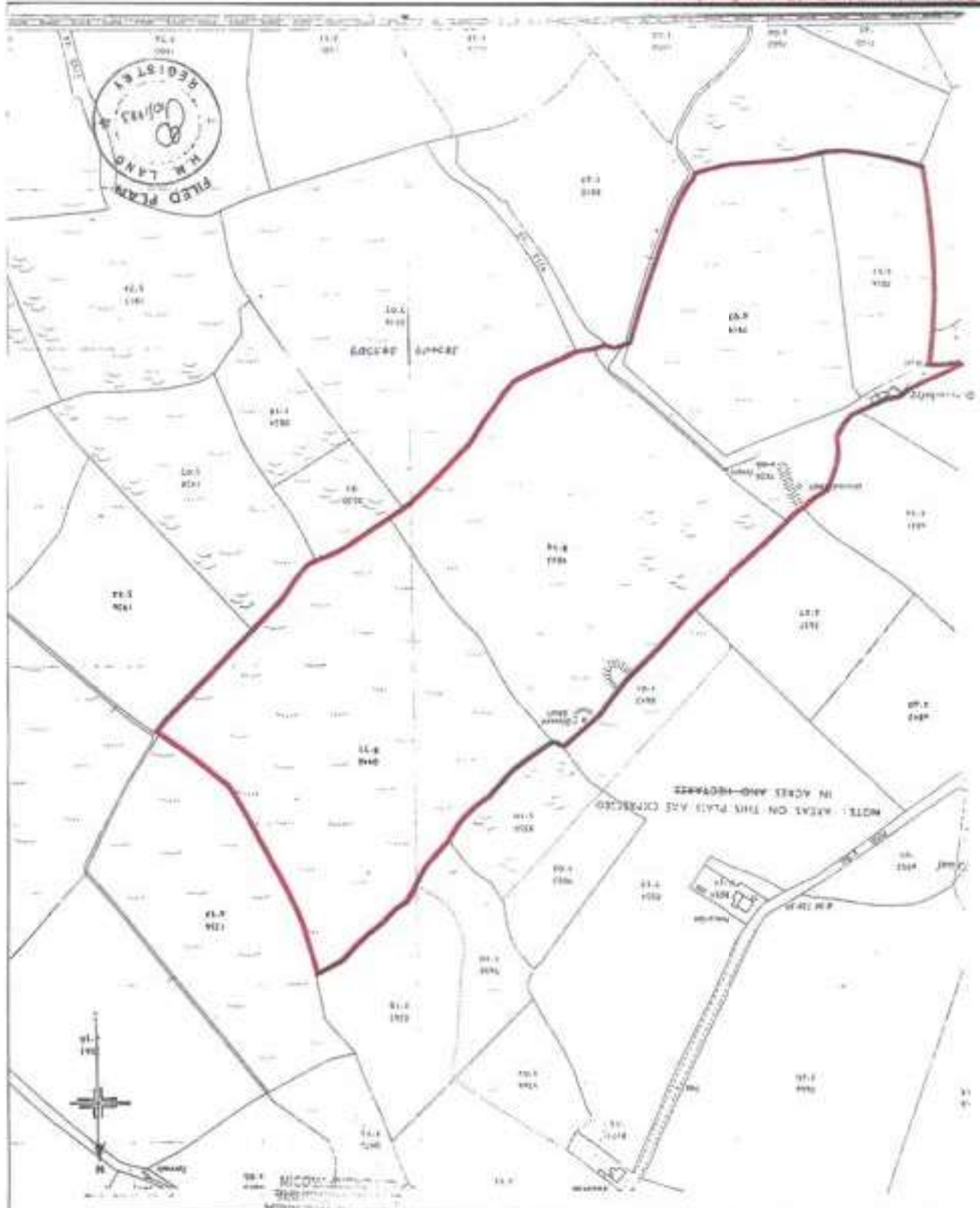
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/003191
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 January 2024
Date of certificate	13 January 2024
Type of assessment	RdSAP



Original copy in possession of the Registrar of Land, Kuala Lumpur. This is a duplicate copy.



COURSE ———— OVER ———— LEASEHOLD Scale 1/2500 ORDNANCE SURVEY PLAN REFERENCE SN 5409, SN 5509	
TITLE NUMBER WA 249114	H.M. LAND REGISTRY