

18 Acres Smallholding with large and spacious 3 Bedrooms farmhouse with various outbuildings. A convenient location just off the main A 48 dual carriageway 8 miles from M4 & 6 Miles Carmarthen



Bancsych, Llanddarog, Carmarthen. SA32 8BH.

**£500,000 Offers in Region of
A/5359/NT**

*** 18 Acre Residential Smallholding suitable for various uses including equestrian. Situated on the A 48 Dual Carriageway between Carmarthen and Cross Hands close to Llanddarog village.

*** A spacious well presented 3 Bedroom Farmhouse within its own land with various multi purpose outbuildings. *** The land is in one convenient block surrounding the dwelling and yard area. Some has had trees planted on it but mostly level to gently sloping in conveniently sized paddocks.*** No near neighbors but conveniently situated for the dual carriageway. ***

Llanddarog village is less than a mile. Cross Hands 5 Miles and the County and market town of Carmarthen 5 miles.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Agents Comments

A rare opportunity to acquire a holding with close proximity to the A 48 Dual Carriageway. 18 Acres of land in one block conveniently fronting onto the A48 with a large 3 bedroom detached farmhouse well presented and in good decorative order. Various outbuildings lends it ideal for equestrian, agriculture or possibly a commercial yard (STPC).

Location

Close to the A 48 dual carriageway 10 miles from the termination of the M4 at Pont Abraham. Less than a mile from the popular village of Llanddarog with junior school, shop, eateries and newly built village hall. The county and market town of Carmarthen is 7 miles approx and offers national and traditional retailers, junior and secondary schools, bus and rail stations, eateries, leisure centre, Lyric Theater and cinema, Police headquarters and S4C/Egin head office. Ever growing Cross Hands with retail centre is 6 miles. City of Swansea 22 miles and Cardiff 65 miles.

Main Entrance Hallway

Reception Room 1

4.27m x 3.1m (14' 0" x 10' 2")



Reception 2

4.27m x 4m (14' 0" x 13' 1")

Kitchen / Breakfast Room

4.56m x 5.48m (15' 0" x 18' 0")



Utility

2.13m x 1.35m (7' 0" x 4' 5")

Toilet

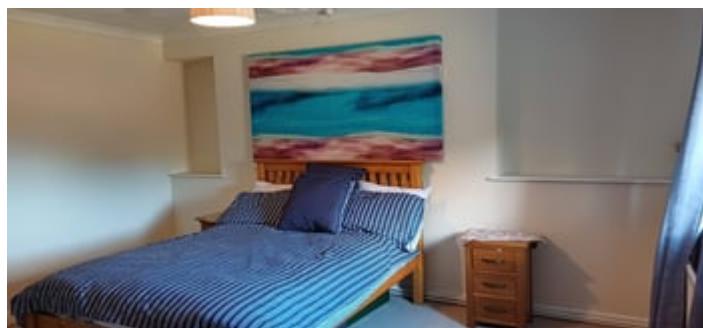
1.65m x 1.35m (5' 5" x 4' 5")

Hallway

Landing

Master Bedroom

6.27m x 5.15m (20' 7" x 16' 11")



Store Cupboard

.90m x .90m (2' 11" x 2' 11")

Bedroom 3

4.52m x 3m (14' 10" x 9' 10")

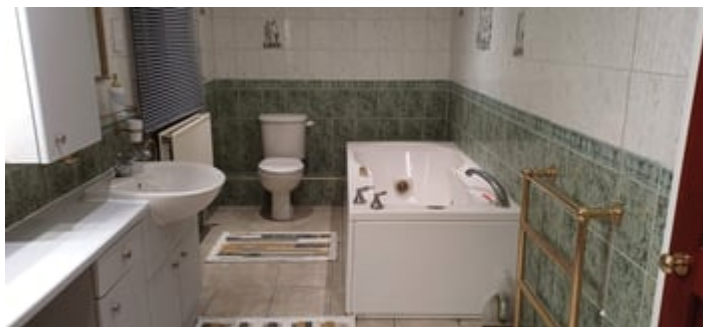


En Suite

Store Cupboard

Family Bathroom

5.27m x 1.97m (17' 3" x 6' 6")



Bedroom 2

4.52m x 3.53m (14' 10" x 11' 7")



Bathroom

3.4m x 2.5m (11' 2" x 8' 2")

Airing Room

Adjoining Garage

7.1m x 6.45m (23' 4" x 21' 2")

Outbuildings

Store shed 9.7 x 7m

Former Cowshed 8.8 x 4.5m.

Lean to 13.8 x 10.3m

Store Shed 3.3 x 3m

Lea to Implement Shed 11.6 x 7.3m

Garden Shed 3m x 2.8m.

Workshop 8.7 x 5.2m

Green House 5 x 5m approx

Green House 10 x 10m No roof needing work.



Externally

Tarmacadam drive leading up to parking and turning area. Rear of the house is a lawned garden area and decked patio area with pergola over.





Land

In one block around the main yard and house, divided into conveniently sized paddocks. Some of the land has had trees planted by the present owner. The property is a heaven for wildlife and has been left to nature in recent years. The land provides Land divided into 2 separate areas, half pasture, grazing a varied array of trees including Eucalyptus, Pine's, Oak's, Cryptomeria Japonica, Monkey Puzzle, European Larch, Korean Fir, Scottish Elm, 4 Species of Willow's, numerous fruit trees.



Tenure and Possession

We are informed that the property is of Freehold Tenure.

Services

Mains water, electric and private drainage. Woodburner runs the central heating system. Electric Immersion for hot water back up. Solar panels at the property.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - D

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.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 832259	
ORDNANCE SURVEY PLAN REFERENCE	SN4817-4917		Scale 1/2500
ADMINISTRATIVE AREA	CARMARTHENSHIRE/SIR GAERFYRDDIN		© Crown Copyright

WA 832259

SN4817-4917

Scale
1/2500

ADMINISTRATIVE AREA

CARMARTHENSHIRE/SIR GAERFYRDDIN

© Crown Copyright

NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES

0712
1.238ha
3.06

0761
1.230ha
3.04

0762
1.386ha
3.91

0649
1.747ha
4.32

0737
1.097ha
2.71

2027
975ha
2.41

2039
2.524ha
6.24

2053
1.477ha
3.65

1966
1.000ha
2.48

3770
1.400ha
3.44

3770
2.04ha
5.08

3559
2.265ha
5.60

3145
1.279ha
3.16

3940
961ha
2.38

4033
479ha
1.06

3333
409ha
1.01

3126
761ha
1.89

1908
1.90ha
4.7

0006
915ha
2.26

8700
1.307ha
3.23

1916
1.91ha
4.7

1917
1.91ha
4.7

1918
1.91ha
4.7

1919
1.91ha
4.7

1920
1.91ha
4.7

1921
1.91ha
4.7

1922
1.91ha
4.7

1923
1.91ha
4.7

1924
1.91ha
4.7

1925
1.91ha
4.7

1926
1.91ha
4.7

1927
1.91ha
4.7

1928
1.91ha
4.7

1929
1.91ha
4.7

1930
1.91ha
4.7

1931
1.91ha
4.7

1932
1.91ha
4.7

1933
1.91ha
4.7

1934
1.91ha
4.7

1935
1.91ha
4.7

1936
1.91ha
4.7

1937
1.91ha
4.7

1938
1.91ha
4.7

1939
1.91ha
4.7

1940
1.91ha
4.7

1941
1.91ha
4.7

1942
1.91ha
4.7

1943
1.91ha
4.7

1944
1.91ha
4.7

1945
1.91ha
4.7

1946
1.91ha
4.7

1947
1.91ha
4.7

1948
1.91ha
4.7

1949
1.91ha
4.7

1950
1.91ha
4.7

1951
1.91ha
4.7

1952
1.91ha
4.7

1953
1.91ha
4.7

1954
1.91ha
4.7

1955
1.91ha
4.7

1956
1.91ha
4.7

1957
1.91ha
4.7

1958
1.91ha
4.7

1959
1.91ha
4.7

1960
1.91ha
4.7

1961
1.91ha
4.7

1962
1.91ha
4.7

1963
1.91ha
4.7

1964
1.91ha
4.7

1965
1.91ha
4.7

1966
1.91ha
4.7

1967
1.91ha
4.7

1968
1.91ha
4.7

1969
1.91ha
4.7

1970
1.91ha
4.7

1971
1.91ha
4.7

1972
1.91ha
4.7

1973
1.91ha
4.7

1974
1.91ha
4.7

1975
1.91ha
4.7

1976
1.91ha
4.7

1977
1.91ha
4.7

1978
1.91ha
4.7

1979
1.91ha
4.7

1980
1.91ha
4.7

1981
1.91ha
4.7

1982
1.91ha
4.7

1983
1.91ha
4.7

1984
1.91ha
4.7

1985
1.91ha
4.7

1986
1.91ha
4.7

1987
1.91ha
4.7

1988
1.91ha
4.7

1989
1.91ha
4.7

1990
1.91ha
4.7

1991
1.91ha
4.7

1992
1.91ha
4.7

1993
1.91ha
4.7

1994
1.91ha
4.7

1995
1.91ha
4.7

1996
1.91ha
4.7

1997
1.91ha
4.7

1998
1.91ha
4.7

1999
1.91ha
4.7

2000
1.91ha
4.7

2001
1.91ha
4.7

2002
1.91ha
4.7

2003
1.91ha
4.7

2004
1.91ha
4.7

2005
1.91ha
4.7

2006
1.91ha
4.7

2007
1.91ha
4.7

2008
1.91ha
4.7

2009
1.91ha
4.7

2010
1.91ha
4.7

2011
1.91ha
4.7

2012
1.91ha
4.7

2013
1.91ha
4.7

2014
1.91ha
4.7

2015
1.91ha
4.7

2016
1.91ha
4.7

2017
1.91ha
4.7

2018
1.91ha
4.7

2019
1.91ha
4.7

2020
1.91ha
4.7

2021
1.91ha
4.7

2022
1.91ha
4.7

2023
1.91ha
4.7

2024
1.91ha
4.7

2025
1.91ha
4.7

2026
1.91ha
4.7

2027
1.91ha
4.7

2028
1.91ha
4.7

2029
1.91ha
4.7

2030
1.91ha
4.7

2031
1.91ha
4.7

2032
1.91ha
4.7

2033
1.91ha
4.7

2034
1.91ha
4.7

2035
1.91ha
4.7

2036
1.91ha
4.7

2037
1.91ha
4.7

2038
1.91ha
4.7

2039
1.91ha
4.7

2040
1.91ha
4.7

2041
1.91ha
4.7

2042
1.91ha
4.7

2043
1.91ha
4.7

2044
1.91ha
4.7

2045
1.91ha
4.7

2046
1.91ha
4.7

2047
1.91ha
4.7

2048
1.91ha
4.7

2049
1.91ha
4.7

2050
1.91ha
4.7

2051
1.91ha
4.7

2052
1.91ha
4.7

2053
1.91ha
4.7

2054
1.91ha
4.7

2055
1.91ha
4.7

2056
1.91ha
4.7

2057
1.91ha
4.7

2058
1.91ha
4.7

2059
1.91ha
4.7

2060
1.91ha
4.7

2061
1.91ha
4.7

2062
1.91ha
4.7

2063
1.91ha
4.7

2064
1.91ha
4.7

2065
1.91ha
4.7

2066
1.91ha
4.7

2067
1.91ha
4.7

2068
1.91ha
4.7

2069
1.91ha
4.7

2070
1.91ha
4.7

2071
1.91ha
4.7

2072
1.91ha
4.7

2073
1.91ha
4.7

2074

CARMARTHEN

CROSS HANDS
SWANSEA.

FILED PLAN
H.M. LAND
R31
8/97
REGISTRY

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Biomass Boiler. Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

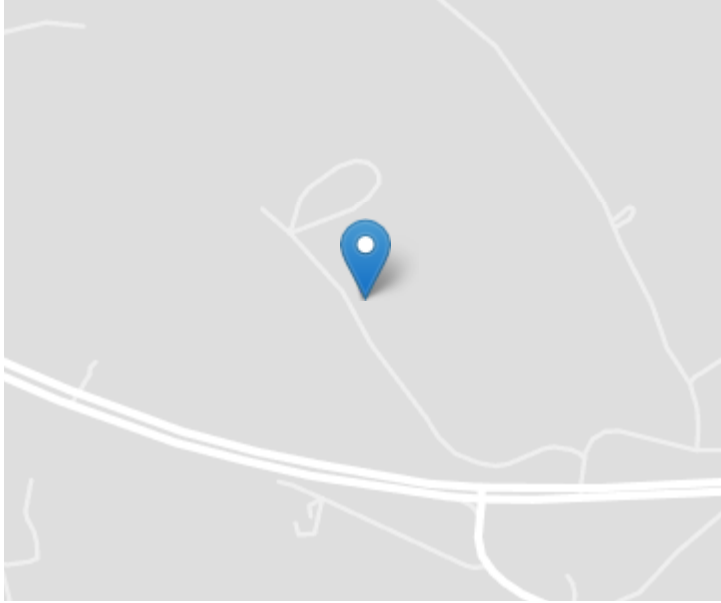
Any risk of coastal erosion? No

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

From Carmarthen take the A 48 dual carriageway towards Cross Hands/ Swansea. Carry on the road passing the Petrol Garage Hollol Cymraig Restaurant and pass the next turning for Capel Dewi and 50 yards later on the left hand side shown by a Morgan and Davies For Sale Board. Before the turning for Llanddarog and Pant Y Ffynnon.


What3words ///tweezers.known.widen

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 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 Page.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



Regulated by

RICS