

Unique 55 Acre Farm Close to Carmarthen Town. Large Traditional 5 Bedroom Farmhouse, Various Multi Purpose Outbuilding. Suitable For Various Uses Including Equestrian. Former Stock Rearing Farm. Excellent Productive Land.



Croesyceiliog Farm, Croesyceiliog, Carmarthen. SA32 8DS.

£1,000,000

A/5506/NT

52.5 Acre Productive Farm on the edge of Carmarthen Town. Extended Traditional 5 Bedroom Farmhouse with elevated position looking over the rural village of Croesyceiliog. Multi Purpose outbuildings including 95' x 40' covered former silage pit 6 Bay shed and lean to cubicle shed. Old dairy building which may have planning potential to convert subject to planning. The farmhouse offers large living area with superb open plan Living and Dining area with glazed surround and woodburner with wooden floor, separate sitting room, kitchen and downstairs bathroom, first floor with 5 bedrooms and family bathroom. Good sized yard to the front of the property former dairy building, additional storage shed and slurry pit gives a good unit for rearing cattle, sheep or even equestrian purposes.

Situated in the village of Croesyceiliog on the outskirts of Carmarthen Town. Close to Pibwrlwyd College and 10 miles from Pembrey Country Park.



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Farm

A versatile unit having previously been utilized as a dairy unit and sheep/ cattle rearing unit. Some productive farmland in one block which is situated adjoining the homestead. Equally suitable for equestrian purposes or stock rearing the property has a convenient location for the livestock centre in Carmarthen.



Location

A lovely rural village location the property is just over a mile from Town centre. Close to the Welsh school Bro Myrddin and Pibwrlwyd College. Which also has shops that include Morrisons, Halfords and various businesses. Town offers excellent facilities including national and traditional retailers. Council offices, eateries, Lyric Theatre and cinema. Bus and rail stations and good access to main A 40 & A 48. To the south is the Township of Kidwelly with picturesque castle. Estuary village of Kidwelly and Pembrey Country Park is 10 miles approx. with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. A further 2 miles is Burry Port with lovely harbour area and beach with 2 great golf courses also. Ffoslas horse racing course is 11 miles.



Entrance Hallway



Shower Room

2.70m x 1.59m (8' 10" x 5' 3")

Sitting Room

4.67m x 3.72m (15' 4" x 12' 2")





Sun Lounge

9.70m x 3.73m (31' 10" x 12' 3")



Dining Room

3.55m x 5.53m (11' 8" x 18' 2")



Kitchen

6.58m x 2.77m (21' 7" x 9' 1")



Rear Porch

First Floor Landing

Bathroom



Bedroom 1

4.83m x 2.62m (15' 10" x 8' 7")



Bedroom

4.58m x 2.75m (15' 0" x 9' 0")



Bathroom

2.12m x 1.75m (6' 11" x 5' 9")

Bedroom

3.53m x 3.74m (11' 7" x 12' 3")



Bedroom

2.50m x 3.69m (8' 2" x 12' 1")



Bedroom

2.48m x 2.62m (8' 2" x 8' 7")

EXTERNAL

Multi Purpose Building

95' 0" x 40' 0" (28.96m x 12.19m)

Former Silage Clamp. Concrete floor and walls.

Lean to

95' 0" x 21' 0" (28.96m x 6.40m)

45 Cubicles

Multi Purpose Building

31.5m x 11.8m (103' 4" x 38' 9")

7 Bay steel framed outbuilding with part slurry pit below.

Former Parlour & Collecting Area

20m x 5.5m (65' 7" x 18' 1")

Brick, stone and asbestos roof. May have the potential for conversion to residential use subject to planning and building regulations.

Workshop / Garage

14.5m x 5.7m (47' 7" x 18' 8")

Brick and corrugated asbestos roof construction.

Outbuildings

Brick built Pigsties under a corrugated asbestos roof.

Land

The land amounts to 52.5 Acres approx. Ranging land being mainly level to gently sloping in one convenient block to the rear of the property and divided into conveniently sized fields. Red sandstone land capable of good growing crops and high yield growth of silage crops etc.





Services

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

Tenure Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

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.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

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 travel south on the A 484 towards Llanelli. Pass Morrisons and Halfords continue onto the next roundabout and take the 3rd junction off towards the school and Croesyceiliog village. Carry on and enter the village of Croesyceiliog down the hill and over the narrow bridge and the entrance to the property will be found immediately on the right hand side (Before climbing the hill).

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

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