



Caegors, Llangennech, Llanelli, Carmarthenshire SA14 8YS

Offers invited in the region of £575,000 For Sale

Property Features

- Residential Smallholding
- Detached centrally heated 4 bedroomed bungalow
- Conveniently positioned
- About 15.93 acres
- Ranges of useful outbuildings
- Rural location

Property Summary

In our opinion an attractive residential smallholding comprising the centrally heated 4 bedroomed bungalow which requires some updating, ranges of outbuildings again some needing repair together with useful pasture land in handy sized enclosures and in all amounting to about 15.93 acres.



Full Details

Description

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Situation

Conveniently located in a favourable position being about 1 mile from the village of Llangennech, 6 miles from Llanelli and approximately 12 miles from the City of Swansea. J48 of the M4 motorway at Hendy being about 1.5 miles distant.

Directions

From Junction 48 of the M4 motorway proceed up hill, continue along A4138 straight through traffic lights until reaching roundabout. Take first left onto Heol Trosserch proceed and take first right onto Mwrwg Road. Continue along Mwrwg Road until reaching single track road through farmland. Continue along this road which leads directly into Caegors Farm.

The Bungalow

LPG gas central heating system.
 UPVC double glazed windows.

The Accommodation

Front entrance door

Hall

With two radiators. Block flooring

Lounge

Approx. 15' 5" x 18' 7" (4.70m x 5.66m) Feature brick fireplace. Two radiators. French doors to garden. Window overlooking land to side. Electric log effect fire (not tested). Wall lights



Sitting/Dining Room

Approx. 15' 8" x 11' 8" (4.78m x 3.56m) Double glass panelled doors. Marble surround fireplace housing gas log effect fire (not tested). Picture window. Block flooring. Dodo rail. Door to: -

Kitchen/Breakfast Room

Approx. 9' 10" x 18' 11" (3.00m x 5.77m) Single drainer sink unit. Fitted base and wall units. Hoover electric oven with gas hob over (not tested). Extractor fan. Beamed ceiling. Part tiled surround. Light and airy room overlooking garden and field to front

Utility Room

Approx. 9' 4" x 9' 8" (2.84m x 2.95m) Raeburn coal fired stove (not in working order) Vaillant wall mounted boiler (Recently tested and serviced). Plumbed for washing machine. Candy washing machine (not tested). Inset cupboard housing hot water tank. Doorway from kitchen to main hall



Bathroom

Panelled bath, pedestal wash basin, w.c. and seperate shower unit. Towel rail. Radiator. Double doors to: -

Inner Hall

Radiator

Bedroom No. 1

Approx. 9' 10" x 11' 10" (3.00m x 3.61m) Radiator. Window to front

Bedroom No. 2

Approx. 9' 10" x 11' 0" (3.00m x 3.35m) Radiator. Window to rear aspect

Bedroom No. 3

Approx. 10' 0" x 14' 4" (3.05m x 4.37m) Overlooking yard. Radiator

Bedroom No. 4

Approx. 8' 6" x 13' 11" (2.59m x 4.24m) Window to side and front. Radiator





Outside

Front entrance door approached via steps from the yard.
Garden to side and rear. LPG storage tank

The Farm Outbuildings

Evans General Purpose Building

Approx. 30' 0" x 60' 0" (9.14m x 18.29m) Enclosed building with some fitted cubicles and remainder for loose housing and or storage. Cattle crush. Steel stanchions, asbestos sheeted roof and side cladding. Part block walling, concreted floor.

Adjoining

Enclosed Yard

3 No. Loose Boxes

Timber and C.I. construction

Tool/Store Shed

In need of repair. Part concreted floor

4 Bay Hayshed

Part steel, part timber stanchions. C.I. roof and side cladding. In need of repair

Garage

Block built under a tiled roof

To the rear is the remains of the original farmhouse.

The land

Mainly useful pasture land in handy sized enclosures.





Schedule of Area

OS NO. - AREA

8881 - 0.82

9075 - 0.93

9893 - 0.21

0594 - 0.27

9987 - 1.22

0986 - 0.64

1194 - 0.53

1992 - 1.00

2793 - 0.83

TOTAL 6.45 Ha (15.937 Acres)

Services

Mains water and electricity. Private drainage.

Farm Buildings - Mains water and electricity connected.

I.A.C.S.

We are informed that the land is registered.

Basic Payment Scheme

The farm has the benefit of entitlements under the Basic Payment Scheme. The entitlements are not included in the sale but can be purchased at valuation (if required).

Tenure

Freehold with vacant possession on completion. Land Registry Title No. CYM733789

Rights of Way, etc.

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

Council Tax

Carmarthenshire County Council Band F. Approx.
£2958.27 2024/2025

EPC

Grade G

Viewing

Strictly by appointment.



Energy performance certificate (EPC)

Caegors
Llangennech
LLANELLI
SA14 8YS

Energy rating

G

Valid until:

7 January 2035

Certificate number:

9135-0429-3400-0468-5202

Property type

Detached house

Total floor area

149 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. 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 G. It has the potential to be C.

[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		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

HM Land Registry
Official copy of
title plan

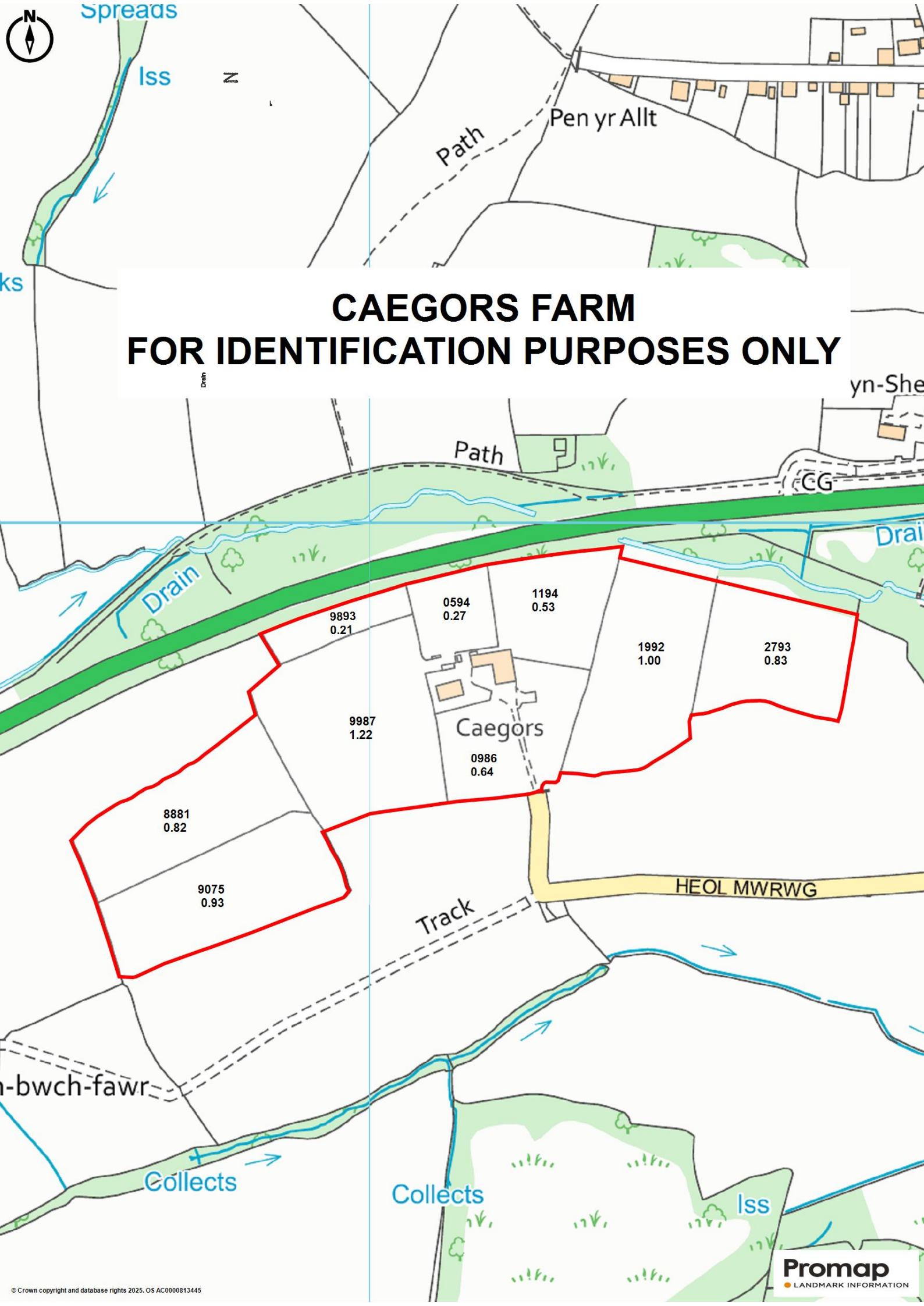
Title number **CYM733789**
Ordnance Survey map reference **SN5501NW**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir**
Gaerfyrddin



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CAEGORS FARM FOR IDENTIFICATION PURPOSES ONLY

