

*Historic 6.2 acre smallholding enjoying a southerly aspect with impressive 5 bed farmhouse. Traditional and modern range of outbuildings with immense diversification potential. Immediate edge of Carmarthen town centre with good road connectivity. Carmarthen. West Wales.*



**Trefechan Fawr, Trefechan Road, Carmarthen, Carmarthenshire. SA31 3RG.**

**£950,000**

**A/5483/RD**

**\*\* Impressive 6.2 acre smallholding \*\* Substantial 5 bedroom farmhouse \*\* Useful range of traditional outbuildings with potential for conversion (stc) \*\* Modern purpose built agricultural buildings again with commercial opportunities (stc) \*\* Large south facing tarmac yard and farmyard with concrete handling areas \*\* 2 minute drive to University of Wales Trinity St. David and S4C/Yr Egin \*\* 5 minutes drive from the A40 Carmarthen to St. Clears road \*\* 10 minutes drive to Carmarthen town centre \*\* Ideal for those seeking to have a home or business space on the edge of town \*\* Peaceful setting enjoying a part council and part private driveway \*\* Potential strategic development location \*\* Commodious family home enjoying a wonderful outlook over the adjoining countryside towards the town \*\* Rarely do such opportunities become available \*\***

The property is situated on the edge of Carmarthen town centre. The town being the main strategic town within West Wales with excellent connection to the M4 and Network Rail connections to the south and east. The property lies in close proximity to the Carmarthen centre and the University of Wales Trinity St. Davids, S4C Yr Egin on the edge of West Carmarthen expansion area and a short drive into the town centre which offers primary and secondary school accommodations, 6th form colleges, retail parks, supermarkets, large scale industrial sites, employment opportunities and traditional town centre offerings of local cafes, bars and restaurants.



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## GENERAL

Trefechan Fawr is a historic homestead located in an enviable position on the edge of Carmarthen town.

The property benefits a wonderful southerly aspect enjoying all day sunshine in a peaceful setting with the land offering and a private driveway ensuring peace and tranquility at home.

Flanking the commodious 5 bedroom farmhouse is a range of traditional stone and slate outbuildings and also former dairy and milking parlour offering conversion or redevelopment opportunities as well as potential commercial offerings within the traditional steel and concrete frame agricultural buildings.

The property is set within some 6.2 acres of farmland being split as 1.6 acres of home, yard and outbuildings and 4.6 acres of agricultural land.

The accommodation provides more particularly as follows:

## FARMHOUSE

Front access via:



## Conservatory



9' 8" x 12' 3" (2.95m x 3.73m) accessed via glass panel door with side windows overlooking farmyard, south facing, tiled flooring, multiple sockets, access into:

## Hallway



With understairs cupboard, access to lounge and dining room, radiator.

## Lounge







16' 3" x 14' 8" (4.95m x 4.47m) with window to front, decorative fire surround with slate hearth currently with electric fire, multiple sockets, TV point, radiator, access door into:

### Rear Sitting Room



6' 7" x 12' 7" (2.01m x 3.84m) With cream oil Arga with tiled surround, airing cupboard, exposed beams to ceiling, radiator, side window, (enclosed rear staircase to rear landing area over).



### Side Porch

6' 7" x 8' 2" (2.01m x 2.49m) with external door to farmyard, side window, tiled flooring, washing machine connection, access to wash room with Belfast sink.

### Shower Room



10' 7" x 6' 4" (3.23m x 1.93m) enclosed shower, WC, single wash hand basin, radiator, tiled flooring, side window.

### Kitchen







20' 8" x 8' 7" (6.30m x 2.62m) with a range of oak effect base and wall units, Formica worktop, sink and drainer with mixer tap, fitted dishwasher, fitted fridge/freezer, electric oven and grill induction hobs with extractor over, radiator, space for dining table, 2 x window to garden, tiled splashback, exposed beams to ceiling, open plan into:

## Dining Room



15' 0" x 13' 1" (4.57m x 3.99m) also accessible from the entrance hallway with window to front, side patio door to garden, 2 x radiator, multiple sockets, space for 8+ persons dining table.

## FIRST FLOOR

### Split Level Landing

### To Front

## Front Bedroom 1



16' 6" x 15' 3" (5.03m x 4.65m) double bedroom, fitted wardrobes, radiator, multiple sockets, access to loft.

## Front Bedroom 2



5' 3" x 14' 4" (1.60m x 4.37m) single bedroom, window to front, multiple sockets, radiator.

## Front Bedroom 3

15' 1" x 13' 4" (4.60m x 4.06m) double bedroom, window to front, multiple sockets, radiator.



TO REAR



## Rear Inner Landing Area



With access to loft, rear staircase access to rear sitting room on the ground floor.

## Rear Bedroom 5

11' 4" x 9' 6" (3.45m x 2.90m) double bedroom, window to side, skylight over, stripped timber flooring, multiple sockets, radiator.

## Bathroom



5' 3" x 9' 2" (1.60m x 2.79m) panelled bath with shower over, single wash hand basin on vanity unit, tiled walls, radiator.

## Rear Bedroom 5



14' 6" x 13' 8" (4.42m x 4.17m) double bedroom, 2 x Velux rooflights, side window, under-eaves storage space, radiator.

## EXTERNAL

### To Front





The property is approached via a private driveway from the adjoining county road with fields including the property to the left hand side of the driveway leading into a large tarmacadam forecourt with views overlooking the adjoining fields, raised patio area leading to front conservatory into the house. To the rear of the house is a:

## Lean-To Garage



16' 0" x 20' 0" (4.88m x 6.10m) of timber frame and zinc construction, steel up and over door to front and side double timber doors.

## Rear Garden area

Laid to lawn with mature trees and hedgerow boundary





## Block Storage Building



useful open ended outbuilding with zinc and cement fibre cladding, recessed steel doors, access to concrete yard area

## TRADITIONAL OUTBUILDINGS

### Traditional Outbuildings

Block, stone and rendered outbuildings with a mixture of zinc and cement fibre roofs with dual access to the side of the main house and also from the internal animal handling area adjoining the modern buildings.



## Outbuilding 1



28' 0" x 18' 0" (8.53m x 5.49m) with exposed 'A' frames to ceiling, pedestrian door to front and access to rear concrete handling area.

### Outbuildings 2 & 3

18' 0" x 14' 0" (5.49m x 4.27m) range with exposed 'A' frames.







Outbuildings 3 & 4



Former Barn



18' 0" x 30' 0" (5.49m x 9.14m) with dual aspect windows and doors to front and rear handling area, mezzanine storage loft over, open plan into:



18' 0" x 24' 0" (5.49m x 7.32m) split into 3 rooms with loft space over, cold room being 6' long with external door to front, side lean-to with access to rear.

Ty Pair



18' 0" x 18' 0" (5.49m x 5.49m) Split across 2 floors with double doors to front.





Former Dairy



Zinc Outbuilding



12' 7" x 17' 3" (3.84m x 5.26m) with double steel doors, access to front, side pedestrian door.



30' 0" x 15' 8" (9.14m x 4.78m) a former additional parlour and dairy with cow ties, timber frame and zinc clad construction with side lean-to, last used for storage.

## MODERN AGRICULTURAL BUILDINGS

Concrete handling area leading into:



25' 4" x 16' 1" (7.72m x 4.90m) with window to front, pedestrian access to rear and animal access to side.



## Concrete Yard Area



Providing animal handling zone with access to a range of useful outbuildings comprising of:

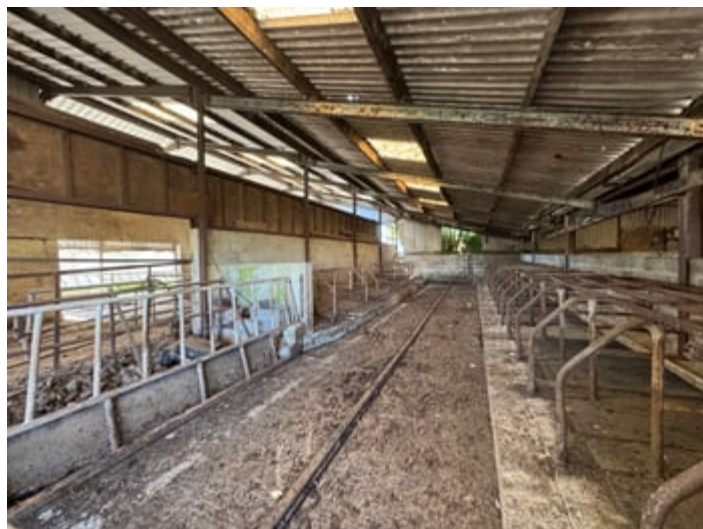
### Cubicle Building 1



60' 0" x 45' 0" (18.29m x 13.72m) with 45 cubicles with central aisle, steel gate front entrance, connecting to:



### Cubicle Building 2



60' 0" x 22' 0" (18.29m x 6.71m) with space for 30 cubicles, of block construction, steel frame under cement fibre roof.

### Loose Housing Unit



60' 0" x 20' 0" (18.29m x 6.10m) with double steel doors to front and rear, unlimited number of cubicles, side open access into lean-to.

### Storage Building

60' 0" x 40' 0" (18.29m x 12.19m) part feed and machinery





storage area/hay storage area, part loose animal housing, steel frame with steel doors to front and rear.





## Young Stock Building



36' 0" x 20' 0" (10.97m x 6.10m) with steel door to front, set up for loose housing and side cubicles, block and steel building with box profile roof, central concrete alleyway.

## Bull Pen



Of block construction under cement fibre roof with purpose built steel and handling area to front.

## Stone Range

18' 1" x 51' 7" (5.51m x 15.72m) located to the front of the farmhouse, a stone limewashed building under a slated roof with exposed 'A' frames, external stable doors to front with potential for commercial or holiday let use (stc).





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### Services

The property benefits from mains water and electricity.  
Private drainage.

Tenure - Freehold.

Council Tax - Band F

## THE LAND

### The Land

Measuring approximately 4.6 acres and located to the front and side of the property along the main entrance road and providing excellent protection and privacy to the property. The property is bordered by the Tawelan brook in part along the southern boundary.

## 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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

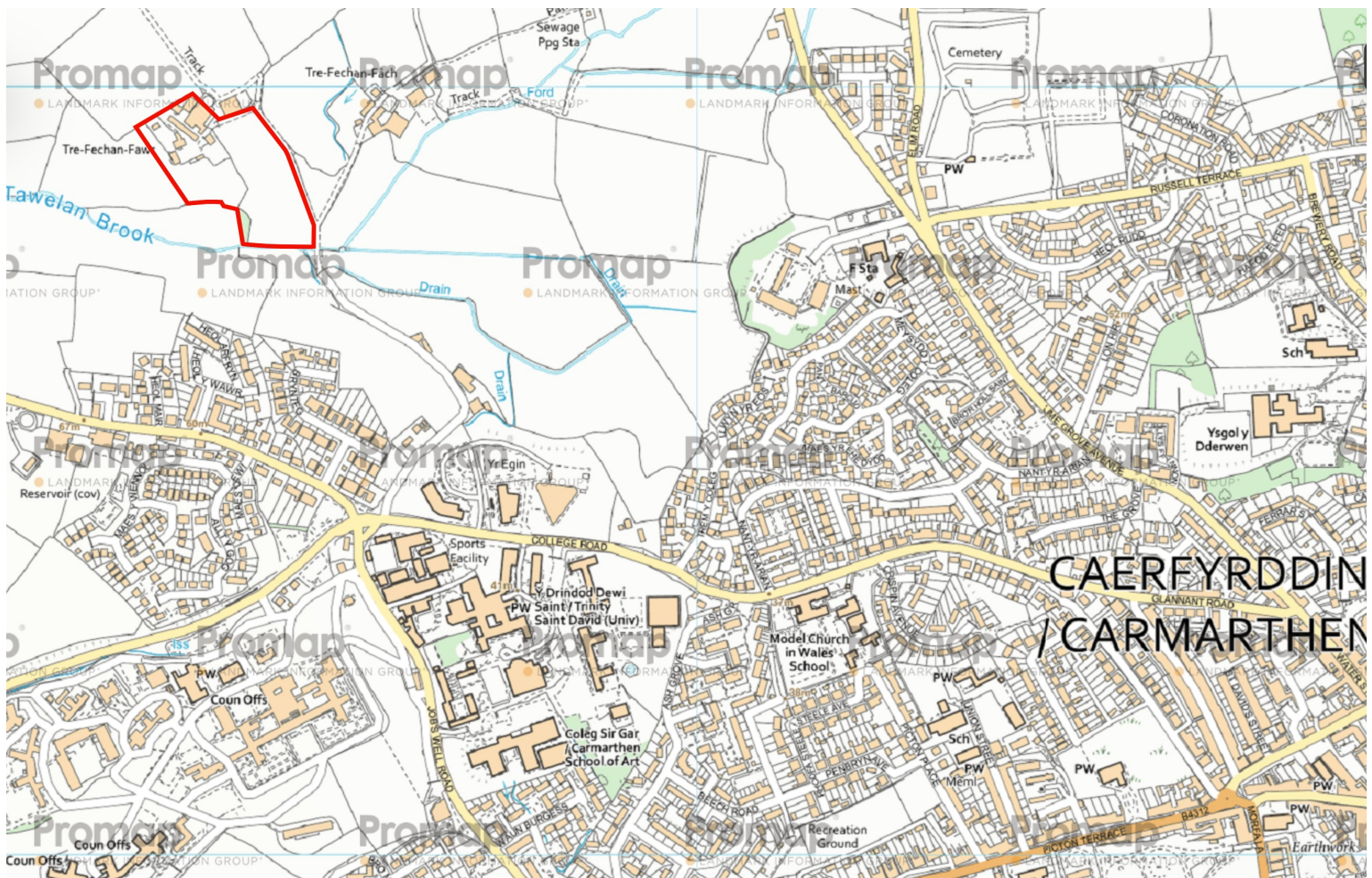
### VIEWING:

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)











## MATERIAL INFORMATION

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**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (33)

**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

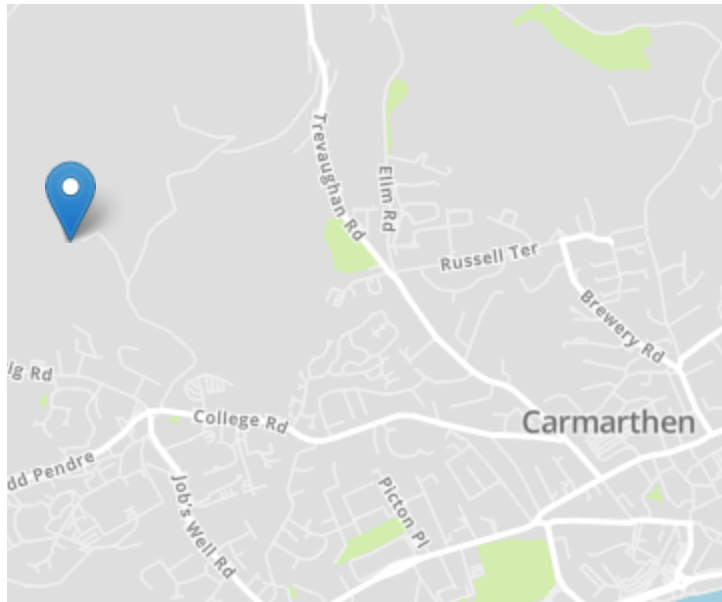
**Is the property listed?** No

**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 College Road having passed Yr Egin on the right hand side take the right hand turning before the traffic lights at the cross roads onto a quiet lane. Continue along this lane for approximately ½ mile bearing left at the fork in the road and continue on to Trefechan Fawr.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>33</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 :

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