

37 Acre Smallholding. Modern Bungalow With No Near Neighbours. Selection Of Outbuildings Including Stables. Nature Friendly with Wildlife Pond. Rural Peaceful Location. Central to Carmarthen, Llanelli, Cross Hands & Pembrey Country Park.



Caegwyllt, Meinciau, Kidwelly, Carmarthenshire. SA17 5LG.

£600,000

A/5535/NT

Convenient but countryside setting. 37 Acre smallholding suitable for various uses including equestrian. 4 Bedroom bungalow with 3 en suite bathrooms. Various outbuildings including stable block. The land is of mixed use suitable for various weathers and conditions. Wildlife pond to the front of the property bringing in an abundance of wildlife. Set well away from the quiet country road and within its own land offering great privacy. The property offers good sized accommodation ideal for the family needing the get away location but conveniently situated for the surrounding area and the towns of Carmarthen, Llanelli, Cross Hands and Pembrey Country park.



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Location

Situated between the villages of Meinciau and Bancffosfelen. Pontyates and Pontyberem is less than 2 miles both offer excellent day to day facilities with schools, shop, garage, Doctors surgery and chemist, eateries etc. The county town of Carmarthen is 8 miles with Council offices, Lyric Theatre and cinema, traditional and national retailers, eateries, schools, University, Glangwili Hospital, Dyfed Powys Police Headquarters. Bus and rail stations. Llanelli town is 12 miles with similar facilities. Ffoslas horse racing course is 5 miles, Pembrey Country Park is 9 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Cross Hands with evergrowing retail park and dual carriageway connection to the M 4 is 7 miles with the M4 a further 5 miles.

Entrance Hallway

Entrance door and door to

Inner Hallway

2.64m x 1.57m (8' 8" x 5' 2")

Dado Rail. Loft Access and radiator.

Master Bedroom 1 En Suite

4.62m x 4.04m max L shaped (15' 2" x 13' 3")

Fitted wardrobes. Radiator and double glazed window to front.



En Suite

2.21m x 1.55m (7' 3" x 5' 1")

Tiled floor, Extractor fan, tiled walls, opaque double glazed window. Chrome towel radiator, shower cubicle, WC and wash hand basin.



Lounge

6.35m x 4.72m (20' 10" x 15' 6")

Double aspect to front and side. Woodburner tiled

surround inset with pine beam over and slate hearth.
Fitted book shelves.



Central Hallway

Dado Rail. Door to dining room. Radiator.



Front Bedroom 2

4.49m x 2.97m (14' 9" x 9' 9") L Shaped.

Double glazed window to front. Radiator. Fitted wardrobe, base unit and dressing table.



Guest Bedroom Suite

Rear Bedroom 3

4.87m x 3.65m (16' 0" x 12' 0")

Patio doors to rear. Radiator.



En Suite

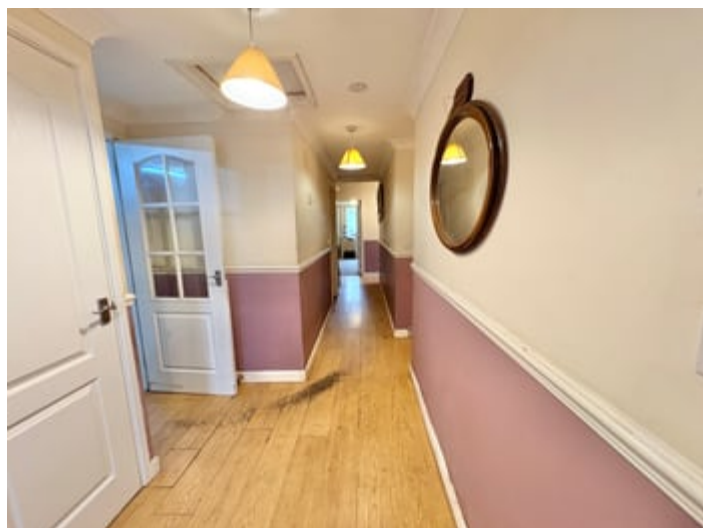
3.63m x 1.17m (11' 11" x 3' 10")

Ceramic tiled floor, Opaque double glazed window to front. Extractor fan. Tiled walls. Radiator. Large shower enclosure, WC, wash hand basin with storage cupboard below.



Hallway

Wood style flooring, Radiator, loft access and doors to Storage and Airing Cupboard with shelves and radiator.





Family Bathroom

2.21m x 1.78m (7' 3" x 5' 10")

Ceramic tiled floor with electric underfloor heating. Extractor fan, opaque double glazed window. Chrome towel radiator. Whirlpool bath, WC and pedestal wash hand basin.



Bedroom 4

4.42m x 3.05m (14' 6" x 10' 0")

Patio doors to rear. Fitted wardrobe.



En Suite

1.78m x 1.55m (5' 10" x 5' 1")

Tiled walls, opaque window, Chrome towel radiator. Large shower cubicle, WC and pedestal wash hand basin with storage cupboard below.



Kitchen

4.87m x 2.61m (16' 0" x 8' 7")

Range of base units with worktops over and matching wall units. Sink unit. Double glazed window to side. Plumbing for dishwasher. Localized wall tiles. Worcester oil boiler. Rangemaster cooker hood with Rangemaster cooking range dual fuel with bottle gas hob.



Dining Room

3.93m x 2.99m (12' 11" x 9' 10")

Radiator. Tile effect laminate flooring. Double glazed window to front. Door to Hallway.



Utility

3.40m x 2.06m (11' 2" x 6' 9")

Plumbing for washing machine. 3 x Double glazed windows to front and side. Coat hanging area. Boot store shelf.



Externally

Drive leading into the front yard with turning and parking area. Also continues onto the outbuildings.

Man made pond to front and land in one block adjoining the property.



Outbuildings

Purpose Built Stable Block

Stable Block includes

Stable 1 13'6 x 12'1. Stable 2 16' x 12'. Stable 3 12' x 12'. Foaling Box 17'6 x 12'2. Stable 4 12' 11'2. Stable 5 14' x 12'. Concrete apron to front.



Menage

60m x 40m (196' 10" x 131' 3")

Barn / Loose Housing

12.61m x 6.80m (41' 4" x 22' 4")

Timber framed with concrete base. Power and light.



Store Shed

Housing water filtration system.

Workshop

9.75m x 3.30m (32' 0" x 10' 10") L shaped.

Timber framed.



Store Shed

6.09m x 4.57m (20' 0" x 15' 0")

Timber Framed.



Fuel Store

6.09m x 4.52m (20' 0" x 14' 10")

Timber framed.

Store Room

9.06m x 6.09m (29' 9" x 20' 0")

Above store shed.



Stone Range

Which includes

Store Shed 4.21m x 3.43m

Former Cowshed 5.33m x 4.57m

Site and remains of the former farmhouse are nearby.



Land.



37 acres approx which is in one convenient block and adjoins the property. Divided into conveniently sized paddocks and although not organically registered has been farmed to organic standards. An abundance of wildlife is enjoyed with plants growing freely. A wildlife pond is situated close to the buildings and the Redkites are frequently seen flying above. Very little light pollution is also in the area. The land is wet at times and can be easily managed and loves the dry summers that our climate often throws at us. Please note there is a foot path which goes through the property which has very little use if at all 30/65/1 reference Carmarthenshire County Council.

Services

We have been informed by the current vendor that the property benefits from private bore hole water, mains electric, private cesspit drainage and oil/ solar central heating.

Tenure and 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: C.

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 C

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil. Solar.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (64)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

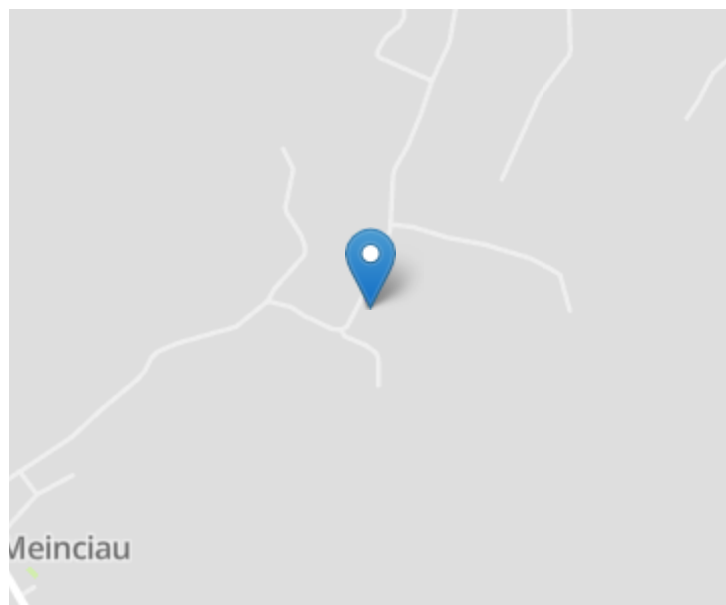
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

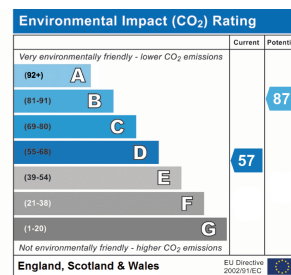
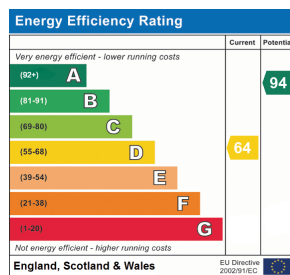
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left Signposted Pontyates B4309. Carry on this road through Bancycapel, Pontantwn and up the hill. Enter the village of Meinciau and in the centre turn left. Pass the entrance to The Ashes and carry on for a third of a mile and the entrance will be found on the left hand side on a sharp right hand bend shown by a Morgan and Davies For Sale Board.



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

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