





FOR IDENTIFICATION PURPOSES ONLY

OVERVIEW

Tanygraig Farm comprises a 17.41 acre small holding benefitting from a detached farmhouse which has been modernised and updated in recent years offering flexible living accommodation, in the form of 3 ground floor reception rooms and 3 first floor bedrooms, set in a courtyard setting.

Adjoining the farmhouse is a range of traditional stone and brick built farm buildings, offering excellent scope for conversion to a variety of uses, subject to obtaining the necessary planning consents.

To the rear of the farmhouse, the land benefits from full granted (now lapsed in March 2025) planning consent for two detached 4 bedroom properties to the rear of the farmhouse, plus a further detached 4-bedroom property on the site of an existing traditional stone outbuilding.

The farmland is contained in one convenient parcel, split into a number of easy to manage enclosure, extending to approx. 10 acres, being gently sloping in nature and laid to pasture, with the remaining land being an area of steeper valley woodland along the eastern riverbank boundary.



LOCATION

Tanygraig Farm is located adjoining the the former Cynheidre railway line, now being a popular cycle / footpath linking the area to Swiss Valley reservoir to the north and the village itself o the south and the wider urban area into Llanelli town centre. A wide range of local amenities can be reached within walking distance of the property, to include primary school, convenience stores, public houses, eateries, takeaway outlets and a regular bus service.

Llanelli town centre lies within 1.5 miles and Trostre Retail / Business Park within 2 miles, both of which providing an excellent range of services to include high street, national retailers and supermarkets, restaurants and banks. Llanelli Beachfront, the Millennium Coastal Path and the well-regarded Machynys Peninsula Golf & Spa are all within easy reach of the property.

The M4 at Junction 48 (Hendy) can be reached within 4.5 miles, providing excellent links along the M4 corridor in both directions, to Carmarthen, Swansea and beyond.



FARMHOUSE - GROUND FLOOR

Entrance Hall: 0.94m x 1.68m (3' 1" x 5' 6")

Front door leading into Entrance Hall with door into Living Room and Sitting / Dining Room. Door in front leading into Storage Cupboard. Tiled flooring. Consumer unit above front door.

Storage Cupboard: 0.88m x 1.54m (2' 11" x 5' 1")

Storage shelves and clothes hooks. Timber flooring,

Living Room: 3.21m x 4.29m (10' 6" x 14' 1")

Laminate flooring and radiator. Window to front.

Sitting / Dining Room: 4.06m x 3.92m (13' 4" x 12' 10")

A feature stone fireplace benefitting from a lined chimney with oak mantle above and slate hearth. Window to front, tiled floor.





Kitchen: 3.60m x 2.98m (11' 10" x 9' 9")

A range of base units with integrated fridge, freezer and dishwasher, with worktops over with matching wall units with glass display cabinets comprising an integrated one and a half bowl stainless steel sink with single drainer, an electric oven with 4 ring hob and extractor fan above. Tiled flooring and window to side. Door to:

Utility Room: 2.98m x 2.48m (9' 9" x 8' 2")

Base unit with stainless steel sink, with single drainer, plumbing for washing machine below. Radiator. Tiled flooring. Door to rear.

Snug / Office: 4.24m x 3.08m (13' 11" x 10' 1")

Patio door to rear garden. Laminate flooring. Staircase to First Floor. Door leading into:

Cloakroom: 1.07m x 1.89m (3' 6" x 6' 2")

WC and Wash hand basin. Window to rear and laminate flooring.





FARMHOUSE - FIRST FLOOR

Landing. Carpet flooring, windows to the front and rear.

Family Bathroom: 4.38m x 2.96m (14' 4" x 9' 9")

WC, double hand wash basin (His & Hers), panelled bath tub, with jets with mixer tap and shower attachment, shower cubicle, a heated towel rail, an airing cupboard and extractor fan. Linoleum flooring, windows to the rear and side,

Bedroom 1: 3.31m x 3.09m (10' 10" x 10' 2")

Laminate flooring, window to front and radiator.

Bedroom 2: 2.35m x 3.05m (7' 9" x 10' 0")

Carpet flooring, window to front, radiator and built in storage cupboard.

Bedroom 3: 4.34m x 3.32m (14' 3" x 10' 11")

Carpet flooring, window to front and radiator.





Gardens & Grounds

The property is approached off the highway via two separate entrances, the first leading into the traditional farmstead and to the front of the farmhouse with ample parking area for multiple vehicles. The second access is leads slightly above to the traditional stone barn with planning consent for demolition and re-build, and through a gateway to the building plots and grazing land.

The farmhouse benefits from low maintenance gravel area to the front with pathway leading to the side of the farmhouse adjoining the former cowshed into the rear garden, which is laid to lawn with patio / seating areas overlooking the lawn grounds and surrounding land, with a range of flower beds, shrubs and bushes, bordered by timber fence and hedgerows. The rear garden also houses the oil tank.





Outbuildings

Boiler Room: 2.16m x 2.28m (7' 1" x 7' 6")

Traditional brick and stone construction with rendered elevations under a monopitched sheeted roof, housing oil fired boiler. Timber door and window to front and concrete flooring.

Garage / Carport: 3.19m x 7.55m (10' 6" x 24' 9")

Traditional brick and stone construction with rendered elevations under a monopitched sheeted roof,

Former Cowshed: 4.48m x 23.37m (14' 8" x 76' 8")

Traditional stone construction under a pitched slate roof, suitable for conversion, subject to obtaining the necessary planning consents.

Former Rear Lean-to: 10.32m x 5.65m (33' 10" x 18' 6")

Concrete block walls, with no roof.

Adjoining Garden Store: 2.23m x 4.54m (7' 4" x 14' 11")

Traditional stone construction under a monopitched sheeted roof.

Adjoining Former Carhouse: 3.47m x 5.14m (11' 5" x 16' 10")

Traditional stone construction under a pitched slate roof.

Modern Workshop / Garage: 3.66m x 10.85m (12' 0" x 35' 7")

Concrete block and stone built under a monopitched sheeted roof utilised as storage, and suitable as a garage.





Former Cowshed / Stables with Planning for a Replacement Dwelling

Traditional brick and stone construction under a pitched fibre cement roof. Part two storey to include a mezzanine storage. The building benefits from planning consent (now lapsed March 2025) for the demolish and replacement for a 3/4 bedroom detached property.

Internally, the building comprises the following:

Stable: 4.89m x 6.16m (16' 1" x 20' 3")

Storage: 4.84m x 4.41m (15' 11" x 14' 6")

Mezzanine above: 6.70m x 4.69m (22' 0" x 15' 5")

Storage 2: 4.67m x 4.61m (15' 4" x 15' 1")



Farmland

The land is contained in one convenient parcel, split into a number of easy to manage enclosure, extending to approx. 10 acres, being gently sloping in nature and laid to pasture. suitable for grazing and cutting.

The remaining land comprises areas of steeper valley mixed broadleaf woodland along the eastern riverbank boundary.

The land is classified as freely draining slightly acid loamy soils and Grade 3b and 4 according to the Predictive Agricultural Land Classification Map produced by the Welsh Government.





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Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

EPC Rating - E (39)

Services

We understand the property benefits from mains electricity, water and drainage. Phone line and broadband connection. None of the services have been tested.

Council Tax Band

Band E for 2025/2026 approximately £2,728.07 for Carmarthenshire County Council.

Wayleaves, Easements and Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

What 3 Word / Post Code

///rising.wage.noises / SA15 4PA

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Planning

The property benefits from a recently lapsed (March 2025) planning consent for the demolition of existing barn and erection of three 4-bedroom dwellings held under planning reference number S/39676.

Works have commenced by the means of connecting services to the site and setting fence posts to identify each plot.

All other planning related enquires, please contact Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW. Tel: 01267 234567

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

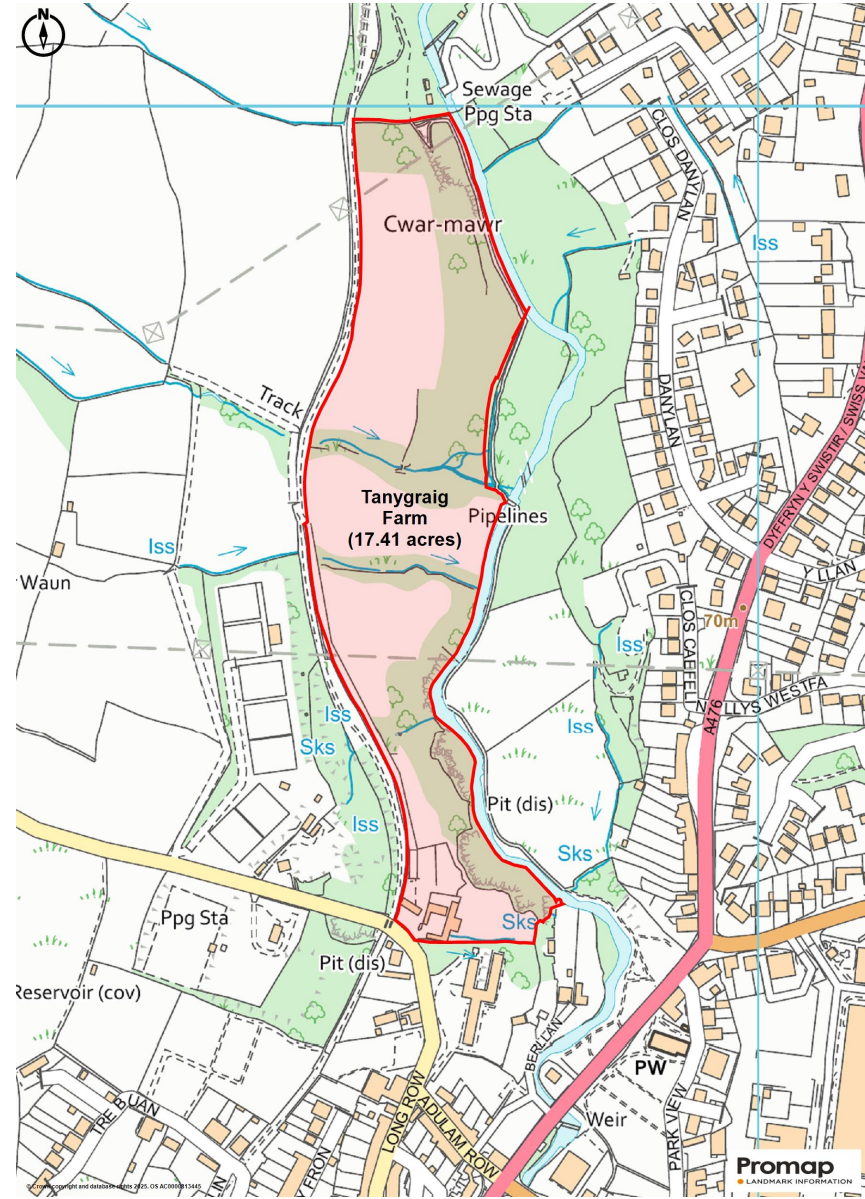
The property is offered For Sale by Private Treaty at a Guide Price of £595,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021
Email: property@reesrichards.co.uk

Location and Situation Plans

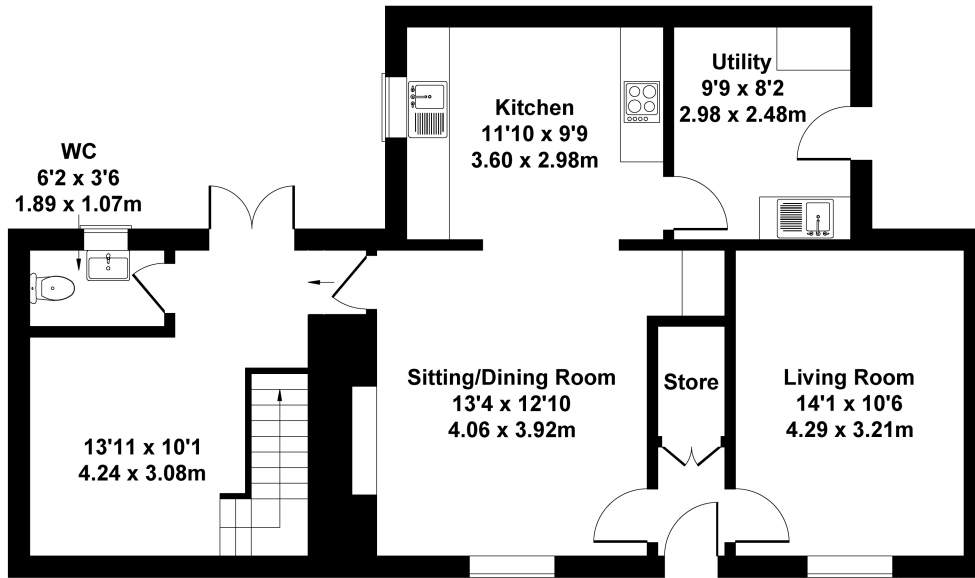
For identification purposes only



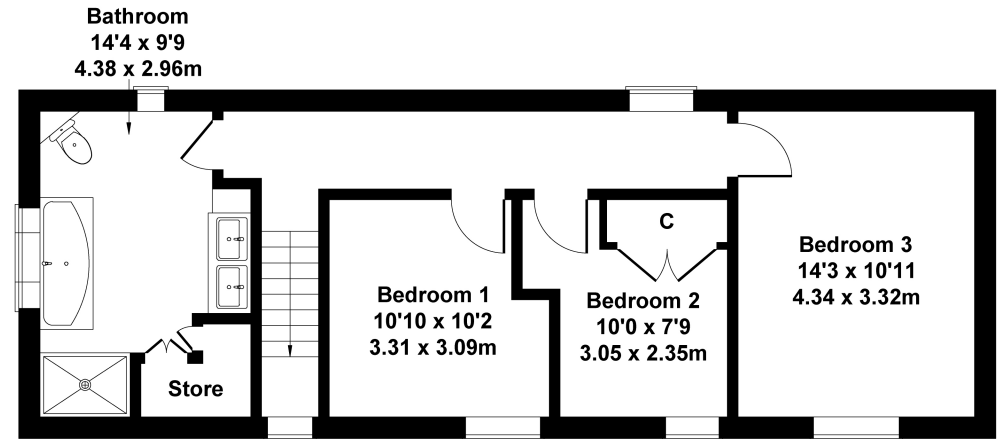
Floorplan

Tanygraig Farm, Felinfoel Llanelli SA15 4PA

Approximate Gross Internal Area
1421 sq ft - 132 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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