



Kingfisher Hall Dyffryn Helyg, Heol Y Nant, Llannon, Llanelli, Carmarthenshire SA14 6AE

Open to offers in the region of £500,000 For Sale

Property Features

- Cottage style 2 bedroomed centrally heated residence
- Room to extend the living accommodation (Subject to Planning Permission)
- Pasture land in three main enclosures. About 25.01 acres in all
- 6 no. purpose built loose boxes and tack room
- Modern Agricultural Building
- Sand School. In need of considerable attention

Property Summary

In our opinion an opportunity to purchase this attractive smallholding consisting of the 2 bedroomed centrally heated cottage style residence (in need of some updating). Garden and orchard to front, ample parking/turning area with purpose built stable block and tack room with enclosed yard to front. Separately positioned is a modern portal framed building and a sand school (overgrown with scrub trees). The land consists of three main enclosures in all about 25.01 acres.



Full Details

Description

In our opinion an opportunity to purchase this attractive smallholding with countryside views consisting of the 2 bedroomed centrally heated cottage style residence which is in need of some updating that could possibly be extended to provide additional accommodation (subject to obtaining planning consent)

There is a garden and orchard to front, ample parking/turning area with purpose built stable block providing 6 no. loose boxes and tack room with enclosed yard to front.

Separately positioned is a modern portal framed building being ideal for hay/fodder storage or ancillary stabling. To the side is a sand school which is completely overgrown with scrub trees.

The land consists of three main enclosures which tend to be of a wet nature but useful summer grazing. In all about 25.01 acres.

Directions

From Junction 48 of the M4 motorway at Hendy, take Pontardulais road, about half a mile turn left onto the B4306 road sign posted to Llannon. Continue until reading "T" Junction at Llannon, turn right onto the A476 road, then take first right. Proceed for a bout 0.40 of a mile passing school and the entrance road to the property is on the right hand side.

Situation

In a rural location yet being only about 4.5 miles to Junction 48 of the M4 motorway at Hendy, approximately 14.5 miles from the City of Swansea and in close proximity to the village of Llannon.

The Accommodation

Oil fired central heating system.
UPVC double glazed windows throughout.

Ground Floor

Entrance Porch



Lounge/Dining Room

12' 6" x 19' 5" min. (3.81m x 5.92m) Feature stone fireplace with wooden mantelpiece and shelving. Housing a wood burner stove. Part exposed stone wall. Beamed ceiling. 2 wall lights. 2 double radiators. Meter cupboard. Desk alcove with overhead light. Stairs to first floor.

Door to: -

Kitchen

8' 4" x 9' 8" (2.54m x 2.95m) With fitted base and wall units. Single drainer sink unit. Zanussi oven and hob (not tested). Overhead extractor fan. Tiled surround. Door to side



First Floor

Landing

Storage cupboard with folding doors

Bedroom No. 1

9' 3" x 9' 6" (2.82m x 2.90m) Front room. Two wall lights. Radiator

Bedroom No. 2

"L" Shaped. With fitted wardrobe/mirror sliding doors. Radiator. Storage space. Over stairwell

Bathroom

Panelled bath with shower unit. w.c. and pedestal wash basin. Fitted wall mirror. Medicine cabinet. Radiator. Towel rail

Attic

With access ladder. Electric light

Outside

Oil storage tank
Garden and orchard to front stocked with apple trees
Greenhouse
Parking and turning area





Outbuildings

3 no. pony loose boxes. Block/brick construction under a part C.I. and part corrugated asbestos sheeted roof. In need of repair

Purpose built stable block

2 no. foaling boxes
4 no. standard sized loose boxes
All with mangers and hay racks
Tack room
Overhang to front
Enclosed concrete yard

Block construction under a tiled roof

Modern Agricultural Building

Approx. 30' 0" x 40' 0" (9.14m x 12.19m) Portal framed. Steel stanchions. Box profile sheeted roof and side cladding. Double galvanised doors

Sand School

Completely overgrown. Needing attention

The Land

In all about 25.01 acres in three main enclosures. The land tends to be of a wet nature but useful summer grazing.

SCHEDULE OF AREA

O.S. NO - AREA

0446 - 8.73

9033 - 8.14

7919 - 4.97

7828 - 1.06

7016 - 2.11

TOTAL = 25.01 ACRES

FURTHER INFORMATION

Tenure

Freehold with vacant possession. Land Registry Title No. WA249114



Services

Mains water and electricity to the house. Private drainage. Water stand pipe to stable block and electricity connected

I.A.C.S.

It is assumed that the land is not registered.

Basic Payment Scheme

It is assumed that there are no entitlements.

Rights of Way, etc.

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

1. Existing vehicular access to the property over the hard unmade road.
2. Existing footpath along driveway through property exiting on the southern boundary.

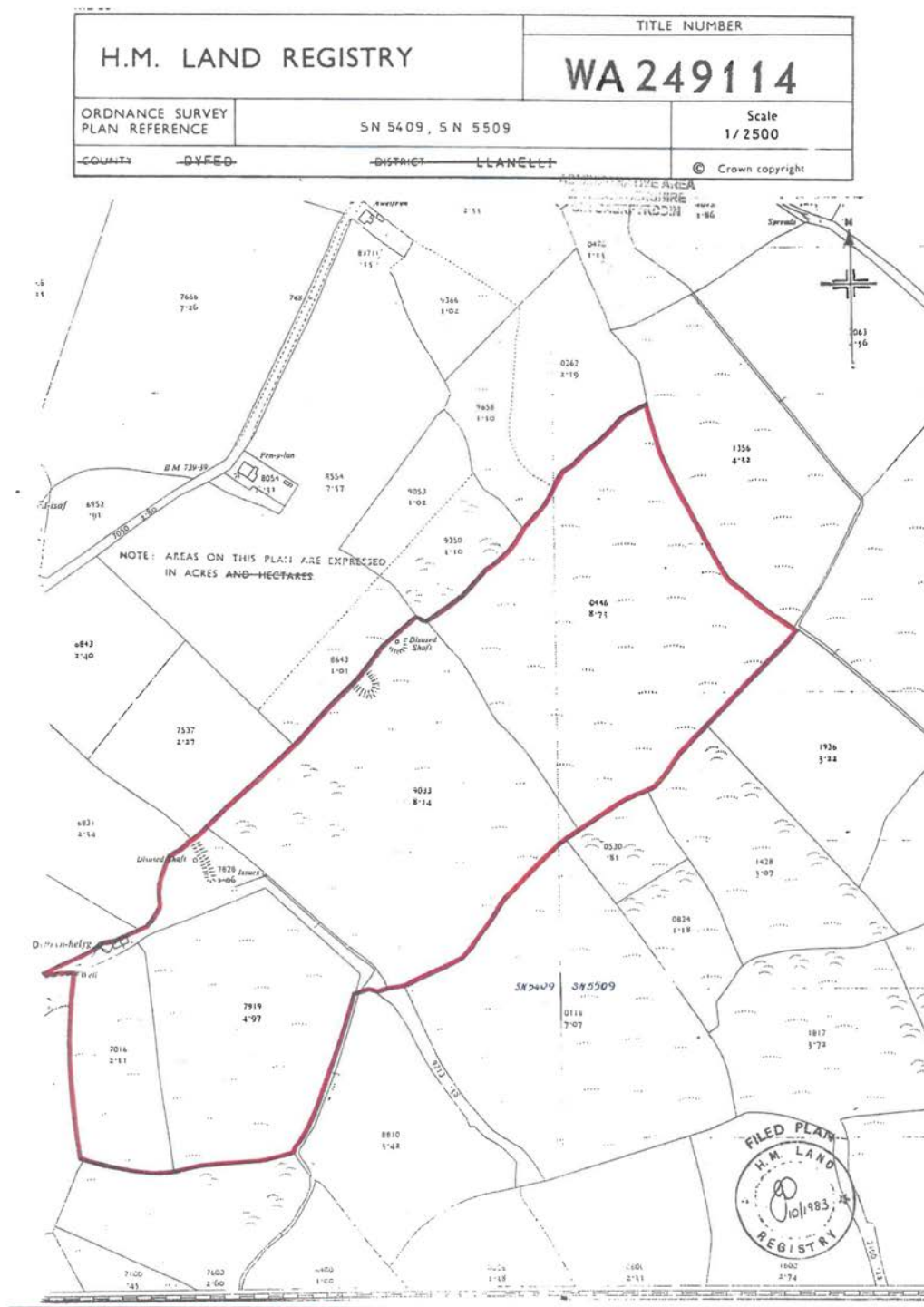
Council Tax

Carmarthenshire County Council
Band D - Approx. £1908.66 2023/2024

Viewing

Strictly by appointment with the sole selling agents.
Please call 01792 650 705 or email
property@reesrichards.co.uk for further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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