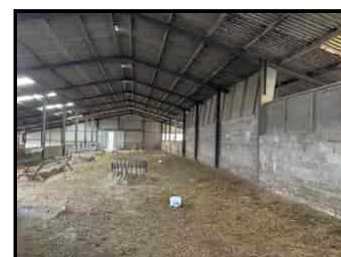


18 Acres of Land with Large Multi Purpose Outbuilding Formerly a Loose Housing Shed and large lean to to side. Gently sloping grazing land in one block.



Cwmban Out Buildings, Llanfynydd, Carmarthen. SA32 7UB.

£300,000

A/5562/NT

18 Acres of land with large agricultural building and yard area. Grazing land surrounds the building in one plot situated off a shared track leading to the property offering privacy but situated a couple of miles from Llanfynydd village. Split by a stream the land has some lovely traditional broadleaf woodland including oak trees. The land is gently sloping in good heart and ideal for good grazing. The property is an ideal opportunity for a livery yard subject to planning consents.



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CARMARTHEN
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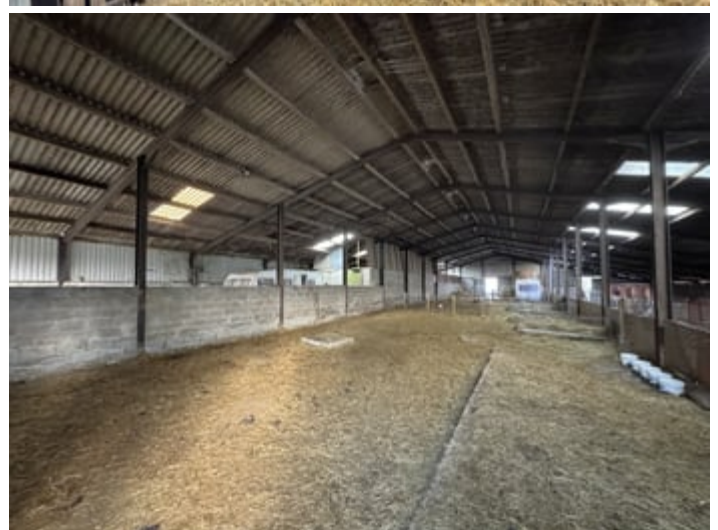
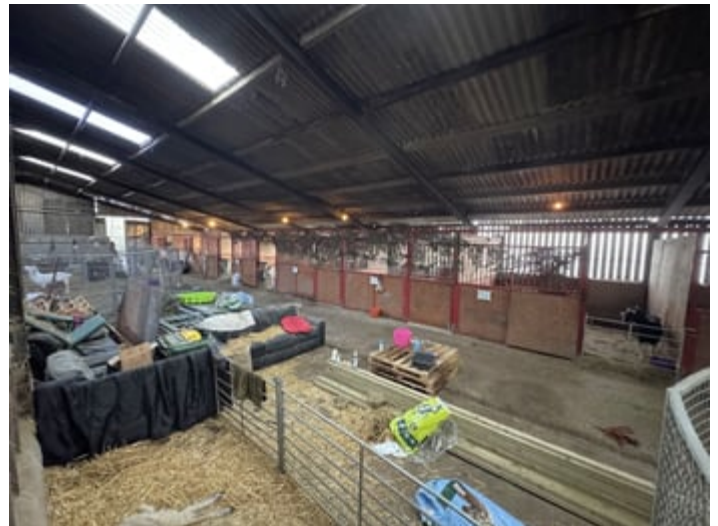
Location

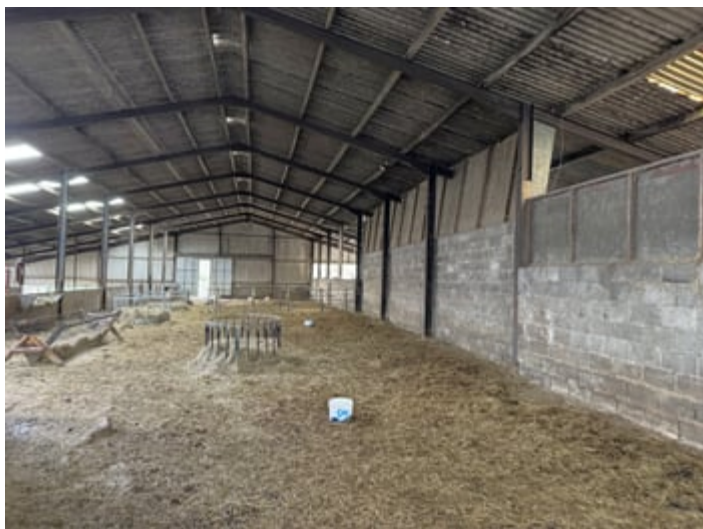
Situated in a rural location on the edge of Llanfynydd village. Llanfynydd is a charming village set in the heart of the Carmarthenshire countryside, offering a peaceful lifestyle surrounded by rolling countryside and open farmland. The village has a traditional village pub and remains within easy reach of the market towns of Llandeilo, Ammanford and Carmarthen for a wider range of shops and amenities. The village hosts various events and activities, including outdoor walks and scavenger hunts. Llanfynydd combines scenic surroundings with convenient access to the A40 and M4, making it an attractive location for families and commuters.

10 BAY STEEL FRAME BUILDING

150' 0" x 85' 0" (45.72m x 25.91m)

Substantial and versatile agricultural barn of steel portal frame construction, set beneath a corrugated roof and offering generous internal space with mostly concrete floor. 9 Internal stables, Kitchen area and feed room within. The barn is currently arranged with livestock pens and loose housing, making it well suited for agricultural use, particularly for sheep or cattle, with solid block walls to part height and good natural ventilation throughout. Offering excellent potential for continued farming use or adaptation (Subject to planning).





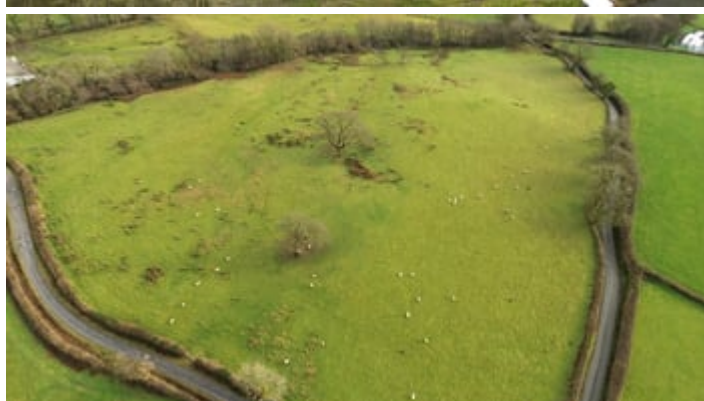
EXTERNAL

Large concrete yard to front suitable for parking and ideal to keep large machinery. Gravel and soil yard running adjacent to the barn.

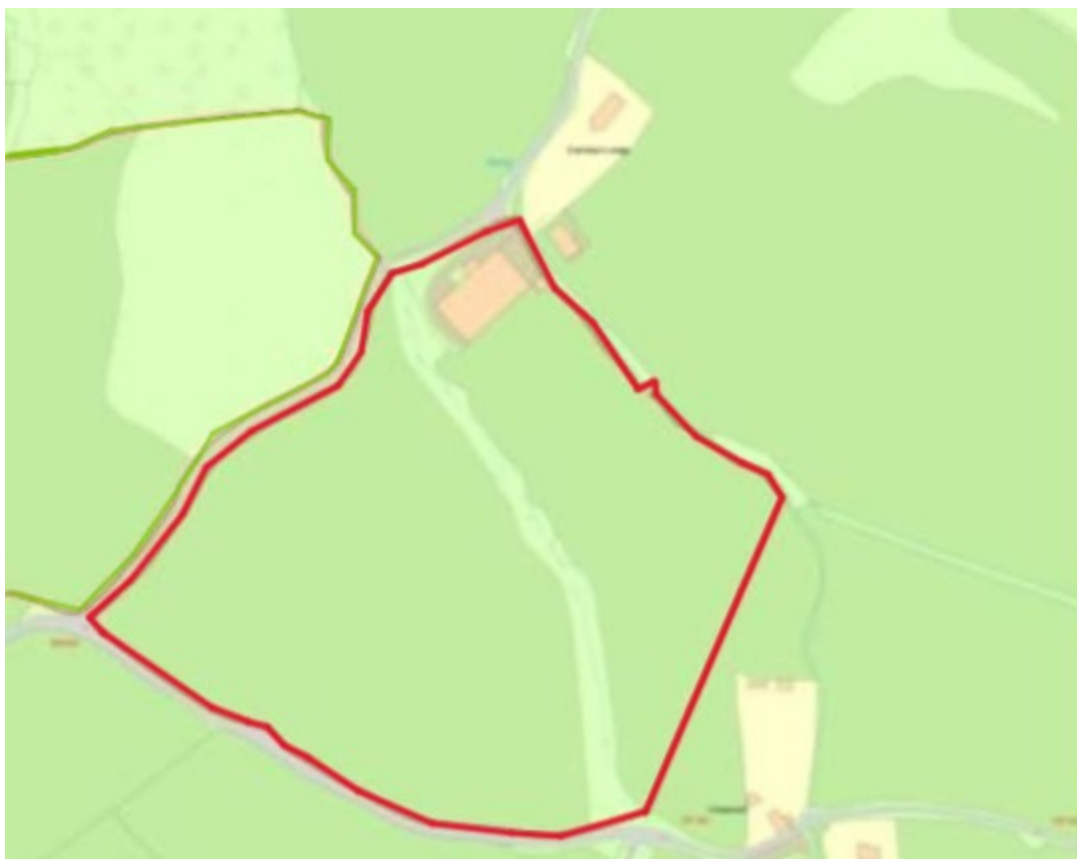
THE LAND



Extending to approximately 18 acres, the land offers an excellent block of gently sloping field, well maintained and in good condition, ideally suited for grazing purposes.



land is attractively divided by a natural stream, providing both practical benefit and visual interest. In addition, there is an area of established traditional broadleaf woodland, incorporating mature oak trees, which enhances the character of the land while offering shelter, privacy, and ecological value.



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

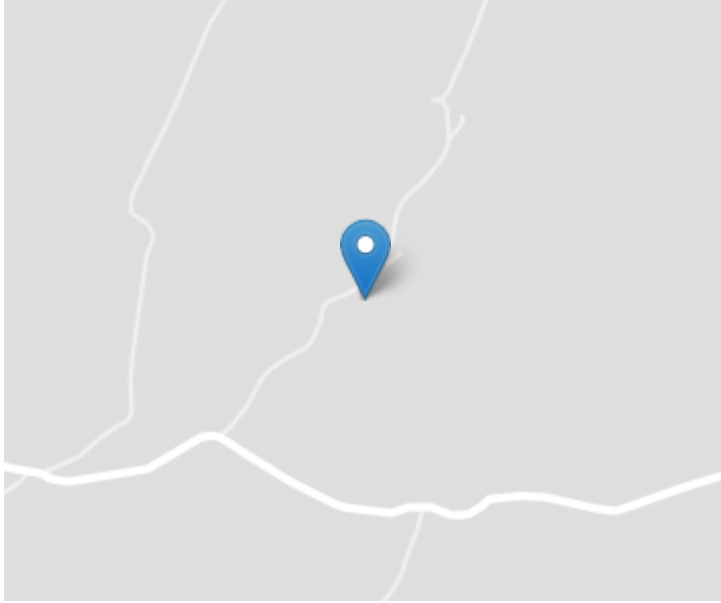
Any risk of coastal erosion? No

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 Carmarthen take the A 40 road to Llandeilo. Travel through the villages Abergwili, Whitemill, Nantgaredig and Pontargothi. Leaving the village of Pontargothi turn left for Llanfynydd and carry on for 3 miles and turn right in a split in the road. Continue to and enter Llanfynydd. At the T junction turn right and carry on for Capel Isaac. Carry on this road and pass Stangwrach Holiday cottages. Carry on this road and having just left the village turn left onto a track with a farm sign for Cwmban on it, the shed will be found on the right hand side after a quarter of a mile.

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

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