

*A unique opportunity to develop a secluded country smallholding with planning permission for the erection of a new 4 bed family home. Set within some 15 acres or thereabouts with useful outbuilding/workshop. Peniel, Carmarthen - West Wales.*



**Llwynmartin Isaf, Peniel, Carmarthen, Carmarthenshire. SA32 7AQ.**

**£450,000**

**A/5391/RD**

**\*\* An opportunity for a new rural smallholding \*\* Planning permission for the erection of a 4 bed luxury home \*\* 6,500 sq.ft. workshop/outbuilding \*\* Adjoining 5 bed bungalow (building is now condemned) \*\* Set within 15 acres or thereabouts \*\* Useful yard space \*\* Outstanding views towards Carmarthen town and the wider Carmarthenshire landscape \*\* Peaceful and tranquil setting \*\* Completely private with no overlooking \*\* 10 minutes drive to Carmarthen town centre \*\* A rare and unique opportunity within the heart of Carmarthenshire that must be viewed to be appreciated \*\***

The property is situated on the fringes of the popular rural village of Peniel with its sought after primary school, nearby village shop and post office and petrol station. The strategic Mid Wales town of Carmarthen is some 10 minutes drive of the property offering a wider level of education through secondary school, 6th form college and Trinity St. David university. Glangwili General Hospital, health centres, traditional high street offerings, cinema, retail parks, large scale industrial sites and employment opportunities are all within 10 minutes drive as is the M4 connection and Network Rail station.



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## THE PROPERTY



The property comprises of a 15 acre smallholding accessed along a private lane that leads to the original Llwynmartin Isaf homestead.

In recent times a more modern 5 bedroom bungalow has been erected, but this has now been condemned. Interested parties should satisfy themselves if this building is salvageable

The owner has since secured planning permission for the erection of a new 4 bed luxury home fully orientated to maximise the view over the Towy Valley below and the wider Carmarthenshire landscape.

To the east of the main house is a useful modern purpose built workshop measuring a total of 6,500 sq.ft. last used for the construction of timber frame buildings but also part agricultural use.

In addition to the above planning permission is also in place for the erection of a new garage and home office on first floor situated in close proximity to the main dwelling.

This represents a rare and unique opportunity to develop a useful smallholding ideal for those seeking a work from home or to run their own business but also being in close proximity to Carmarthen town.

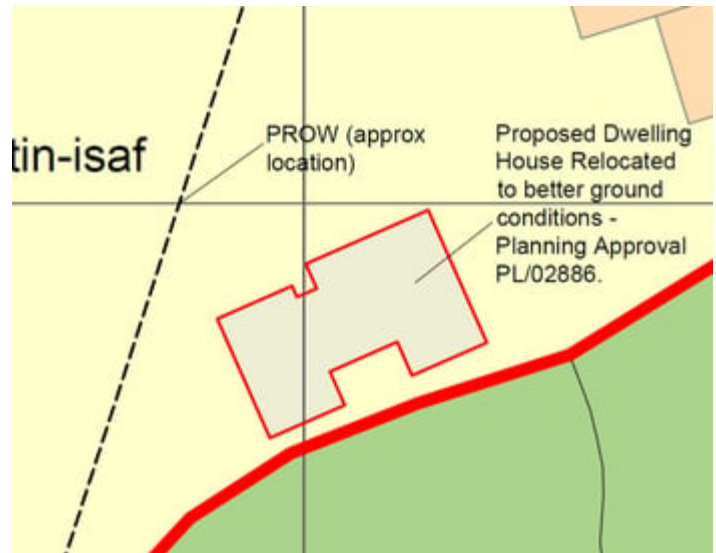
## PLANNING PERMISSION FOR NEW HOME

Planning permission exists for the replacement of a

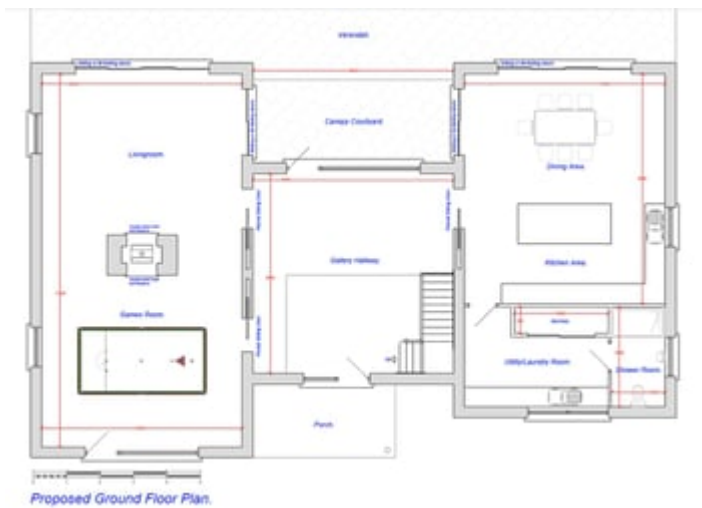
'structurally defective dwelling' with new dwelling sited to the east of existing property due to poor ground conditions at site of original dwelling - full planning permission granted subject to conditions dated 09/02/2022.

Carmarthenshire County Council reference PL/02886.

The planning permission allows for the erection of a detached 4 bedroom dwelling and a full set of drawings are available from the Estate Agents office on request.







## NEW HOME

The dimensions of the new home are as follows:

### Covered Porch

Providing access to:

### Reception Hallway

6m x 6m (19' 8" x 19' 8") with open staircase to first floor, side access to:

### Living Room and Games Room

6m x 11.2m (19' 8" x 36' 9")

### Open Plan Kitchen and Dining Area

6.9m x 6m (22' 8" x 19' 8")

### Utility and Shower Room

3m x 6m (9' 10" x 19' 8")

## FIRST FLOOR



## Gallery Landing

6m x 6m (19' 8" x 19' 8")

## Master Bedroom

6m x 4m (19' 8" x 13' 1") with sliding access to front balcony.

## En-Suite

2.8m x 1.95m (9' 2" x 6' 5")

## Bedroom 2

6m x 3.45m (19' 8" x 11' 4") with sliding access to balcony.

## En Suite

3m x 1.2m (9' 10" x 3' 11")

## Bathroom

4.2m x 4.9m (13' 9" x 16' 1")

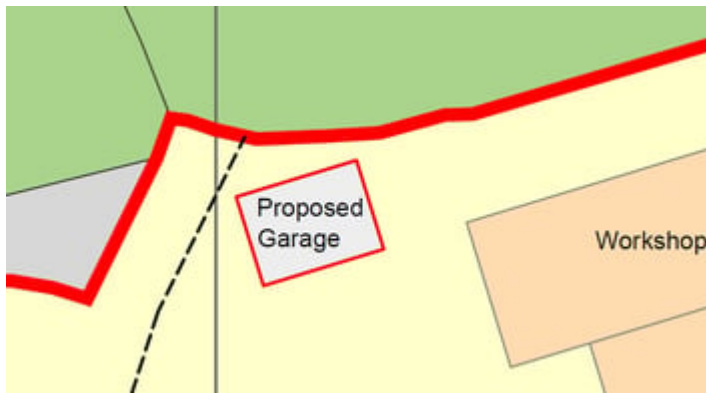
## Bedroom 3

3.85m x 6m (12' 8" x 19' 8")

## Bedroom 4

3m x 6m (9' 10" x 19' 8")

## PLANNING PERMISSION FOR NEW GARAGE AND HOME OFFICE



Proposed Elevation (SW).



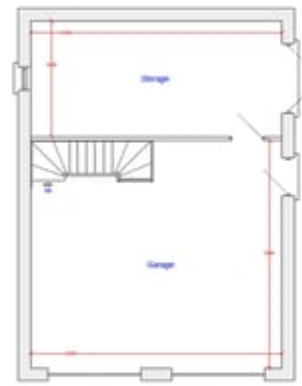
Proposed Elevation (SE).



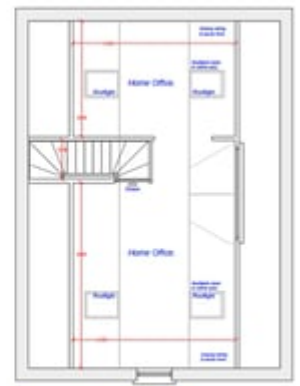
Proposed Elevation (NW).



Proposed Elevation (NE).



Proposed Ground Floor Plan.



Proposed First Floor Plan.

Planning permission granted for the erection of garage and home office granted on 01/03/2023.

Carmarthenshire County Council Reference PL/05200.

The proposed development comprises of a 2 storey garage with office over with accommodation providing as follows:

## Garage

6.5m x 5.9m (21' 4" x 19' 4") with open staircase to first floor.

## Rear Storage Room

## Home Office

4.2m x 7.8m (13' 9" x 25' 7") open plan office space.

## EXISTING DWELLING

As noted, the existing dwelling has been condemned due to poor ground conditions at the site of the original dwelling. However, the accommodation provides as follows:







**Entrance Hallway**



56' 0" x 6' 0" (17.07m x 1.83m) being 'L' shaped and accessed via glass panel door, wood effect flooring, radiator, multiple sockets.

**Living Room**



13' 0" x 15' 8" (3.96m x 4.78m) feature brick fireplace and surround with multifuel burner, corner TV stand, dual aspect windows to front and side with wonderful views over the adjoining countryside, radiator, multiple sockets, wood effect flooring.



**Bedroom 1**



13' 1" x 11' 2" (3.99m x 3.40m) double bedroom, window to side, wood effect flooring, TV point.

**Bedroom 2**



13' 3" x 12' 4" (4.04m x 3.76m) double bedroom, window to side, multiple sockets, radiator, TV point, wood effect flooring.

## Bathroom



8' 8" x 6' 7" (2.64m x 2.01m) corner enclosed shower, panelled bath, single wash hand basin, WC, tiled flooring, radiator.

## Rear Bedroom 3



9' 8" x 11' 4" (2.95m x 3.45m) double bedroom, window to rear, radiator, wood effect flooring.

## Rear Bedroom 4



11' 4" x 9' 8" (3.45m x 2.95m) double bedroom, window to

rear, multiple sockets, radiator, wood effect flooring.

## Rear Bedroom 5



10' 1" x 12' 3" (3.07m x 3.73m) double bedroom, window to rear, multiple sockets, radiator, wood effect flooring.

## Open Plan Kitchen and Dining Room



15' 3" x 28' 1" (4.65m x 8.56m) with custom made feature oak kitchen with NEFF double oven and grill, 1½ stainless steel sink and drainer with mixer tap, front window, gas hobs with extractor over, fitted fridge/freezer, tiled flooring. Dining area

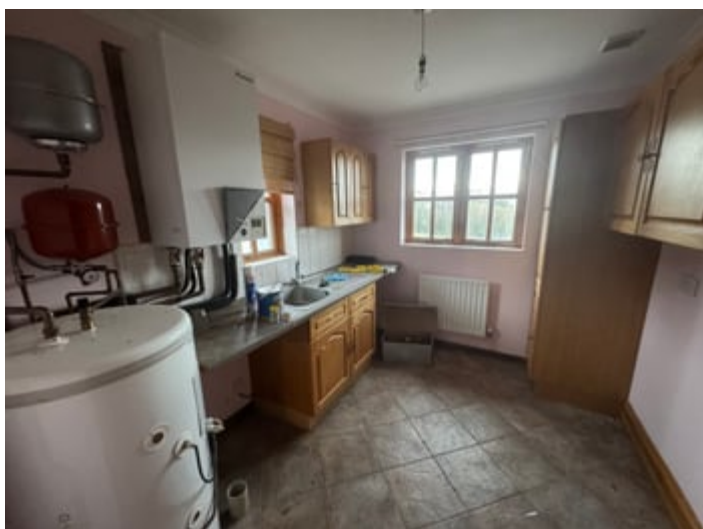




with wood effect flooring, space for 6+ persons table, patio doors to front, multiple sockets, radiator, open staircase to first floor.

### Rear Inner Hallway

### Utility Room



9' 7" x 8' 3" (2.92m x 2.51m) with oak effect units, Daikin wall mounted air source boiler, radiator, dual windows to front and side, tiled flooring.

### Ground Floor Shower Room



5' 8" x 8' 1" (1.73m x 2.46m) enclosed shower, WC, single wash hand basin, radiator.

### FIRST FLOOR

#### Landing

With Velux rooflight over.

#### Airing Cupboard

6' 8" x 7' 7" (2.03m x 2.31m) with slatted shelving, radiator.

### Attic Room



7' 6" x 33' 0" (2.29m x 10.06m) open loft space fully boarded with Velux rooflight.

## Workshop Unit



Side 2 Storey Office Room



Of block construction with box profile cladding, cement fibre roof, multiple sockets.



100' 0" x 40' 0" (30.48m x 12.19m) with full planning permission for commercial use, being 16' to eaves with 15' roller shutter door to front, concrete base, multiple sockets, side pedestrian access.

Side Lean-To



80' 0" x 30' 0" (24.38m x 9.14m) of steel frame construction, open ended front, box profile cladding with cement fibre roof, concrete base.





### Yard Area



Access to the property is via private driveway benefiting from right of way to the boundaries of the property where the track becomes privately owned and currently benefits from gravel and shale access road leading down to the heart of the property and a central yard area which leads to each building.

### THE AGRICULTURAL LAND

Approximately 15 acres thereabouts of gently sloping grazing land wrapping around the property and split into 6 separate enclosures





## MONEY LAUNDERING REGULATIONS

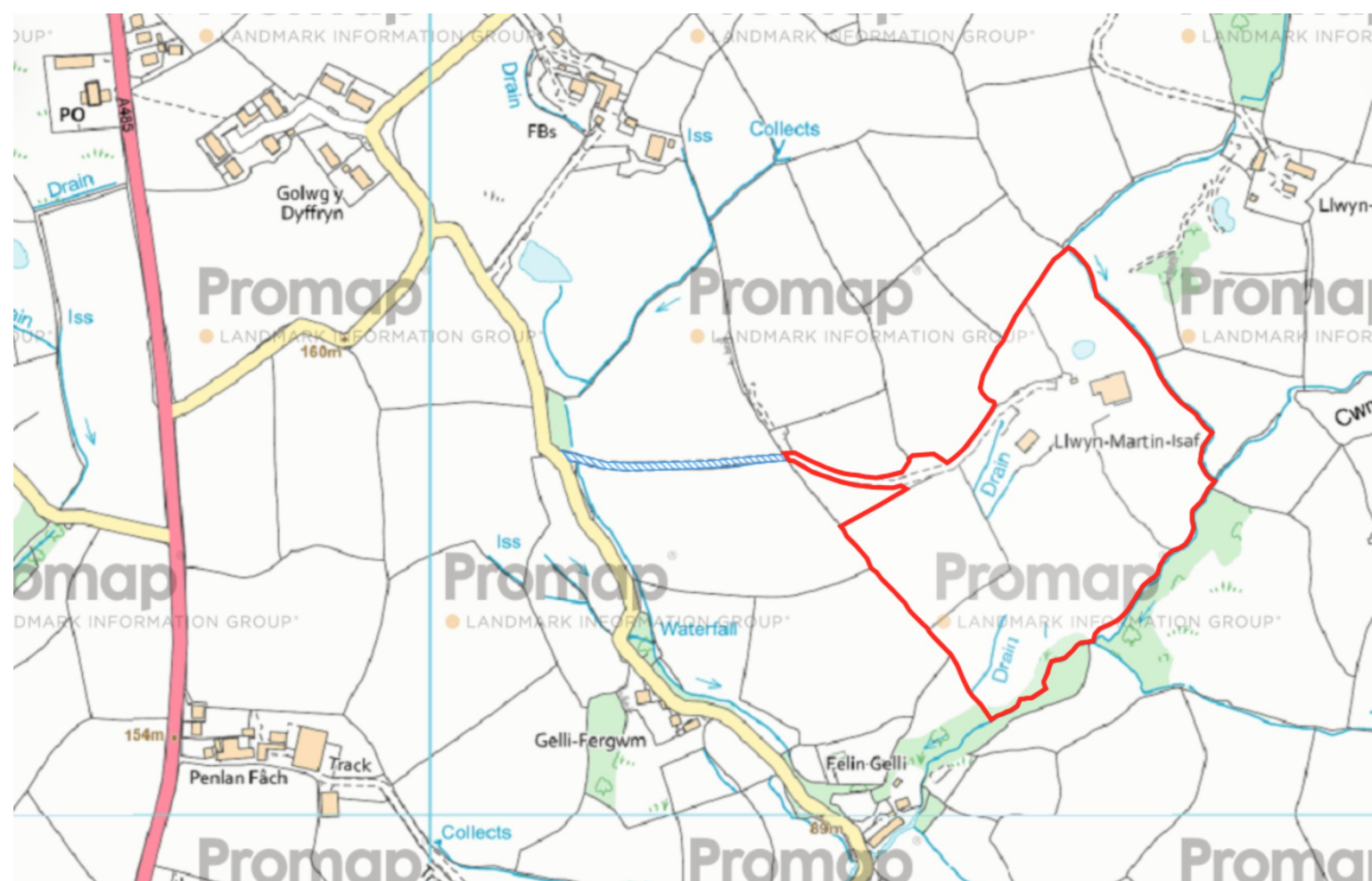
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

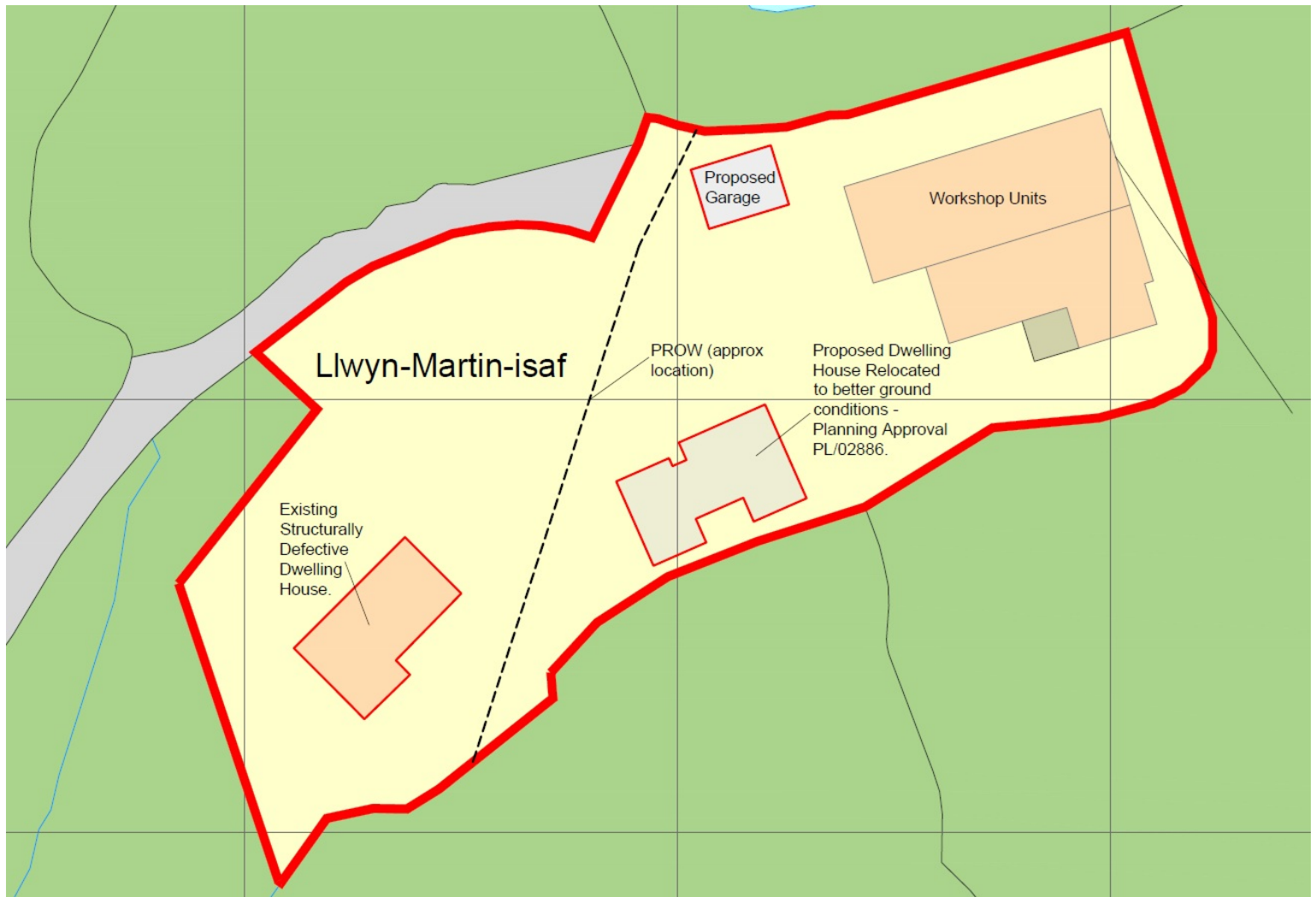
## Services

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

Tenure - the property is understood to be freehold and registered under title number WA799986.









## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** ADSL.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

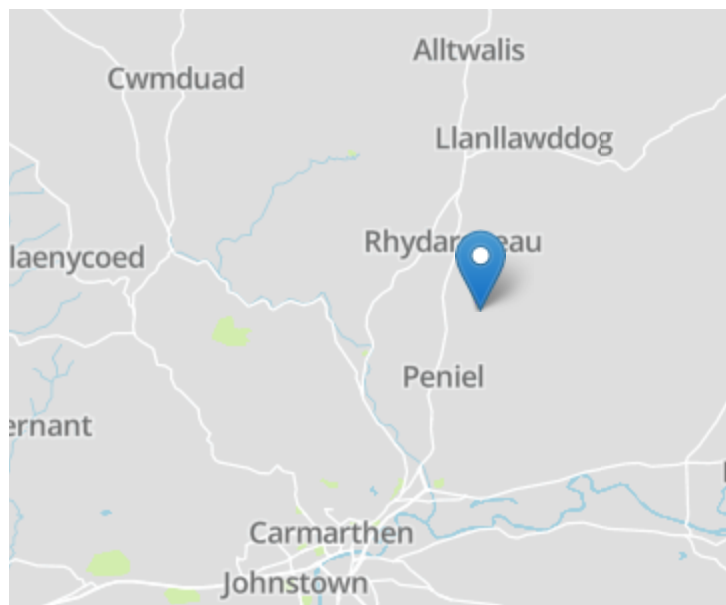
**Any risk of coastal erosion?** No

**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 head north on the A485 road sign posted Lampeter. After some 1.5 miles you will enter the village of Peniel. Proceed through the village heading north for 500 yards towards the village of Rhydargaeu. Before reaching the fuel station, take the right hand turn onto a quiet country lane. Proceed for half a mile and after a couple of bends on the road, take the 1st right hand turn. Continue for approx 500 yards as you proceed down hill around the bend, take the immediate left hand turning onto the lane for LLwynmartin Isaf and continue to the end of the lane.

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

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