

Superb location and huge potential. 46 Acre 3 bed smallholding with planning for further 3 dwellings. Can be sold as a whole or would consider splitting into lots.



Tanygraig Farm, Felinfoel, Llanelli, Carmarthenshire. SA15 4PA.

£900,000

REF: A/5237/NT

A rare opportunity to acquire a superb 46 acre holding with a unique location on the edge of Felinfoel village on the outskirts of Llanelli Town. 3 Bedroom farm house which is well presented and in good decorative order. Various stone ranges suitable for conversion (STP), planning is granted for 3 No. x 4 Bedroom detached houses. The land is split by the popular cycle/ footpath connecting Llanelli through Swiss Valley & Five Roads and continue onto Cross Hands also connecting to the coastal path in Llanelli. Partly bounded by The River Lliedi, with mostly good productive cropping land. Suitable as an equestrian property or for establishing a camping/ glamping site or similar hospitality center (STP). Carbon sequestration opportunities on the land.

The property can be purchased with less land if required or in lots as required (STConditions and confirmation). Copies of land plan and the detailed planning are available on request.

Council Tax Band E EPC Rating E 39



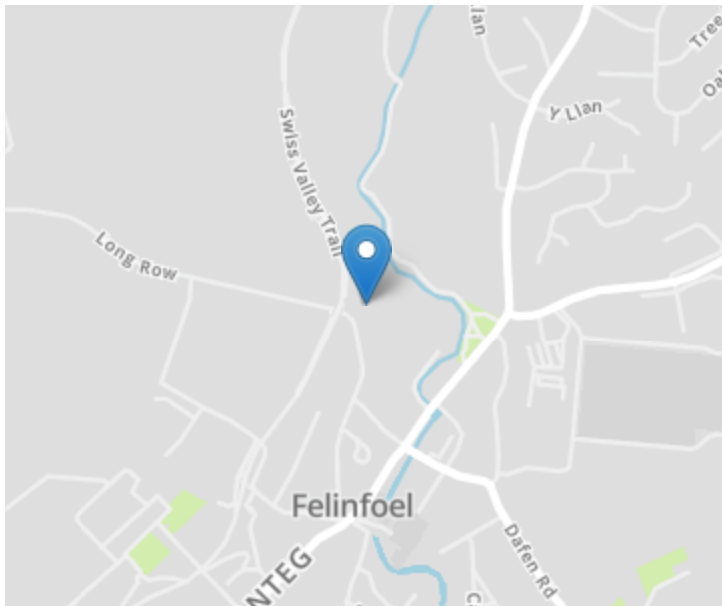
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Farmhouse Outbuildings & Yard



The farmhouse is in excellent decorative order with double glazing and oil central heating with 3 reception rooms, utility room and downstairs toilet. Large Family bathroom and 3 bedrooms on first floor.

There are various stone outbuildings with the former cowshed to the side of the main residence being ripe for development (STP) or alternatively changing to stables, gym etc.

On the top side of the dwelling is a large outbuilding which does have planning to demolish and build a 4 bedroom house. Planning has been granted for a further 2 detached 4 bedroom properties to the rear of the farmhouse.

Land



The Land amounts to 46 acres approx, divided by the cycle path which links to the coastal path in Llanelli and continues



Directions


From Llanelli travel towards Felinfoel passing The Diplomat Hotel and the Felinfoel Brewery and at the roundabout by the Royal Oak Public House turn left into Adulam Row carry onto the T junction turn right. Carry on along Long Row and follow the stone wall and where it stops the entrance is on the right to the property. Before the footpath bridge.

These3words location [///pram.snow.voice](https://www.these3words.com/3w/3w/3w/pram.snow.voice)

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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