

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 Lledi, 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 north towards Five Roads, Cynheidre and onto Tumble and Cross Hands. 29 acres of good productive land to the west of the track and 17 acres to the east and situated to the rear of the main yard and residence. Also bounded partly by the River Lliedi. The property can be purchased with less land if required or in lots. Copies of land plan and the detailed

planning are available on request.



Farmhouse



Hallway

Tiled Floor, under stairs store cupboard and Doors to

Sitting Room

14' 1" x 10' 6" (4.29m x 3.20m) Window to front, radiator and wood style flooring.



Living Room

12' 7" / 16'6 x 13' 6" (3.84m x 4.11m) Feature fireplace lined chimney with stone surround and wood mantle. Window to front, tiled floor and opening to



Kitchen

11' 9" x 9' 8" (3.58m x 2.95m) Range of base units with worktops over and matching wall units with display cabinets. One and a half bowl sink unit with single drainer. Electric oven and 4 ring hob with extractor fan over. Fitted fridge, freezer and dish washer. Tiled Floor and window to side. Door to





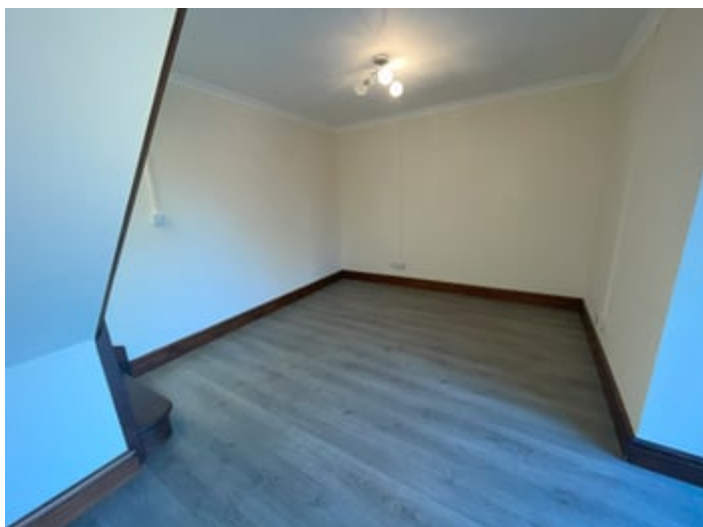
Utility

7' 0" x 9' 8" (2.13m x 2.95m) Stainless steel sink unit with single drainer and base unit. Plumbing for washing machine, radiator, slate tiled floor, side door and radiator.



Dinning/ 2nd Sitting Room

13' 10" x 14' 0" (4.22m x 4.27m) Max. .Within the room is a separate WC and wash hand basin. Patio doors to rear. Staircase.



Landing

Window to rear. Doors to

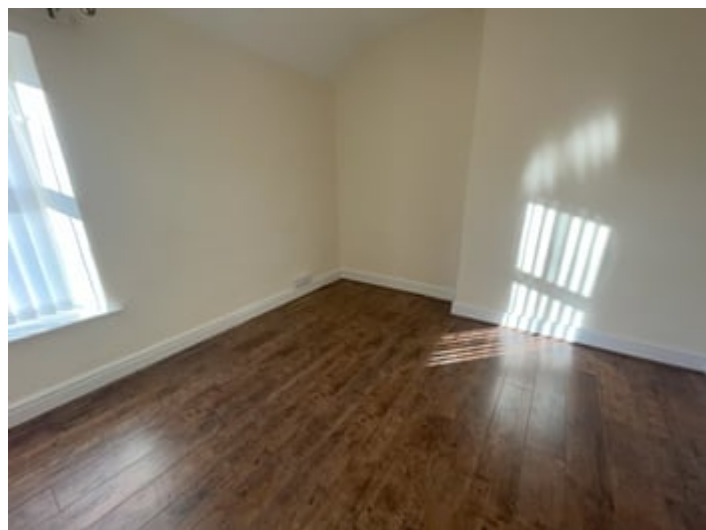
Family Bathroom

14' 4" x 9' 8" (4.37m x 2.95m) Paneled Bath with mixer tap and shower attachment. Low flush WC, Shower cubicle, His & Hers wash hand basin. Store cupboard, windows to side and rear.



Bedroom 3

10' 0" x 10' 3" (3.05m x 3.12m) Window to front and radiator.



Bedroom 2

7' 0" x 8' 0"/10' (2.13m x 2.44m) Window to front and radiator.



Bedroom 1



14' 2" x 11' 0" (4.32m x 3.35m) Window to front and radiator.

Outbuildings

Stone & Slate Range Former Cowshed 149' x 18' Suitable for conversion to Residential or holiday use (STP) equally for stabling or similar.

Garage with double doors.

Store Shed 35' x 12'5.

Garage 25'2 x 10'3 open front.

Boiler Room with oil boiler.

Stone and brick range 50' x 18'. Planning to Demolish and replacement for 3 - 4 Bedroom detached houses (See Below).



Planning

The property offers huge potential with the outbuildings ripe for conversion subject to planning.

Full planning permission has been granted for the Demolition of Existing barn and erection of 3 no. 4 bedroom dwellings. Application number S/39676 registered 21/10/2019 and dated 20/03/ 2020. Copies of which are available from the selling agents or via the Carmarthenshire County Council web site.

Land

The land is split into 2 main blocks. The house and outbuildings situated to the east side of the cycle track and partly bounded by the River Lliedi, 2 streams and comprises rough grazing land running off of the cycle track down to the river. Access from the rear of the yard and from the cycle

track. 17 acres approx which includes some mature woodland and old quarry area.

The second block has separate access or from the cycle track divided into conveniently sized paddocks being mainly level to gently sloping cropping/ grazing land and amounts to 29 acres approx.



Please Note

The property offers huge potential as is situated on the edge of Felinfoel village on the outskirts of Llanelli Town. The property can be purchased as a whole or split to suite with less land if required.

TENURE AND POSSESSION

Freehold

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - E

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

Mains water, electric and drains. Trunking for broadband,

mains water and electric have been installed ready for connection to the plots Subject to regulations and connection charges.

Directions

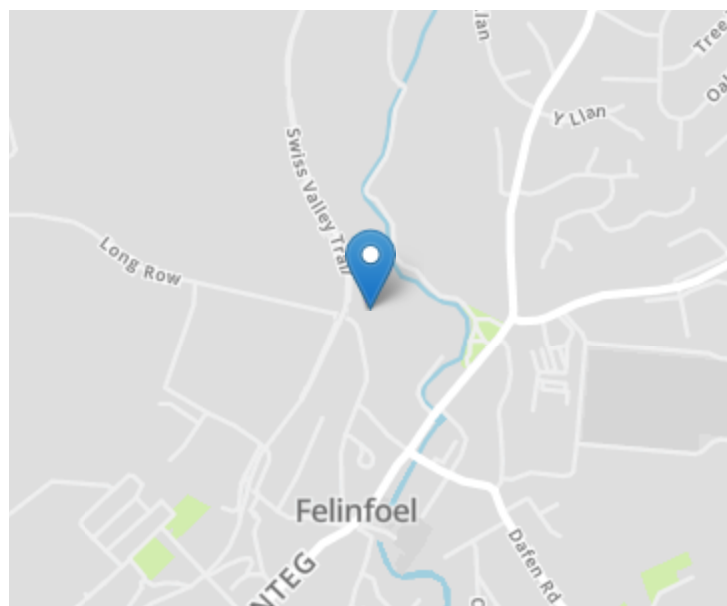
From Llanelli travel towards Felinfoel passing The Diplomat Hotel and the Felinfoel Brewery and at the roundabout by the Royal Oak Public House turn left into Adulam Row carry onto the T junction turn right. Carry on along Long Row and follow the stone wall and where it stops the entrance is on the right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

These3words location ///pram.snow.voice


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

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

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