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Since 1989

Superb and Versatile Lifestyle Property. Period Farmhouse plus 3 Cottages, Multi Purpose Steel Frame Outbuilding, 15 Acres, Extensive Fishing. Superb far reaching views.

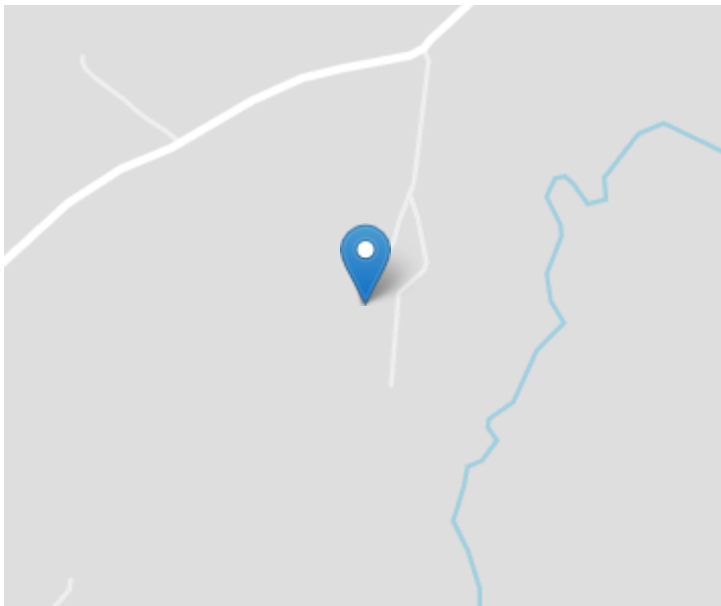


Ystrad Fach Farm, Llandyfaelog,, Kidwelly, Carmarthenshire. SA17 5NY.

A/5317/NT

£1,275,000

The Old Dairy Ystradfach Farm, a superbly located successful holiday letting business Situated between Kidwelly and Carmarthen in an elevated position with its absolutely breath-taking, far reaching countryside views, Close to Pembrey Beach, multiple character properties, Retreat breakfast room/catering kitchen, stables, sand school and about 15 acres (stms – subject to measured survey) this really is an amazing opportunity to purchase something unique.** 3 Bedroom Farmhouse and 3 letting/ bed and breakfast cottages. 3 bedroom detached cottage (Barn Owl) and 3 en- suite letting/ B&B Rooms, one having also has its own adjoining lounge and adjoining to these rooms is another 3 bedroom cottage (Wren Cottage).** Each have their own garden areas. The current owners while living in one of the properties have created a successful business renting out rooms, shepherds hut & cottages out as a Bed and Breakfast with the steel framed building having a cafe area and kitchen to provide food for the visitors and clients.**



Ystrad Fach Agents Comments

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Entering the property you approach via a private tree lined driveway, at the top the driveway forks left and right. Following the driveway to left, you access the stables, the retreat with kitchen and WC, shepherd's hut with a decked area to the front, stores, which are located above the stables, sand school and the land which is split into generous animal paddocks, with access down to the river, perfect for fishing or taking a picnic down for lunch.

To the right, the driveway leads up to where the accommodation is. This includes a three-bedroom detached Farmhouse, a three-bedroom detached cottage (Barn Owl), and three en-suite letting/B&B rooms, one of which also has its own lounge and adjoined to these rooms is another three-bedroom cottage (Wren Cottage). Each of the cottages also has its own private fenced garden. The current vendors whilst living in one of the properties have rented the other rooms, shepherd's hut and cottages out as Bed and Breakfast and have created a successful business. The B&B suites and Barn Owl Cottage can be left furnished ready for the new owners to start straight away. There are so many options for the new owners, whether you would like to continue doing something like how it runs now or are looking for that dream set-up

where you can have multi-generational living, but allow everyone to have their own space, this property offers it all. (the vendors can confirm there are no footpaths or bridleways over the land see reference at end. There is a right of access to an adjoining property).

Location

A very popular location with some far reaching views. Centrally located for access to the some superb destinations in South West Wales. The main towns of Carmarthen & Llanelli are 7 & 12 miles respectively. Both offer excellent shopping facilities with national and traditional retailers, bus and rail stations, cinema and theater, leisure center, eateries etc. Pembrey Country Park is 9 miles approx. with large sandy beach, woodland walks, dry ski slope, enclosed cycle track and connects to the all Wales coastal path. Ferryside is 3 miles with Yacht Club and small beach. Kidwelly is 11 miles with Norman time castle, eateries, rail station and shops. Burry Port offers harbor, 2 golf clubs at Machynys and Ashburnham. Ffoslas horse racing course is 6 miles approx. Botanic Gardens of Wales 8 miles, Aberglasney Gardens 17 miles. A convenient location also for the Banau Brecheiniog (Brecon Beacons), The Gower near Swansea and Pembrokeshire coastline.





Farmhouse

Farm House Entrance Porch/Reception, Kitchen, Shower Room, Utility, Lounge, Dining Room, Three/four Bedrooms, Bathroom. With its own garden

Bluebell

B&B Room Lounge, Bedroom, En-suite

Daisy

B&B Room Bedroom, En-suite

Buttercup

B&B Room Bedroom, En-suite

Wren Cottage

Open Plan Kitchen/Lounge/Diner, Utility Area, Shower Room, Three Bedrooms, With its own garden.

Barn Owls Cottage

Open Plan Kitchen/Lounge/Diner, Three Bedrooms, Shower Room, Additional Shower Room and WC, With its own garden

Shepherds Hut

Purpose built with decking area to front.

Externally

15 Acres approx of good growing land, divided into conveniently sized paddocks. A versatile holding suitable for various uses including equestrian. The land runs down to the River Gwendraeth Fach with the fishing included on a good stretch of river for trout and sewin and salmon subject to licenses and permits.

Please Note

There are no footpaths and bridleways that effect the property. There is an adjoining property that does have a right of access through the property.

Tenure and Possession

We are informed the property is of Freehold Tenure

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is - F

Services

Private Drainage, Mains Water, Mains Electricity, Oil Fired Heating to the main Farmhouse and Barn Owl Cottage, LPG Gas Fired Heating to Wren Cottage.

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Directions

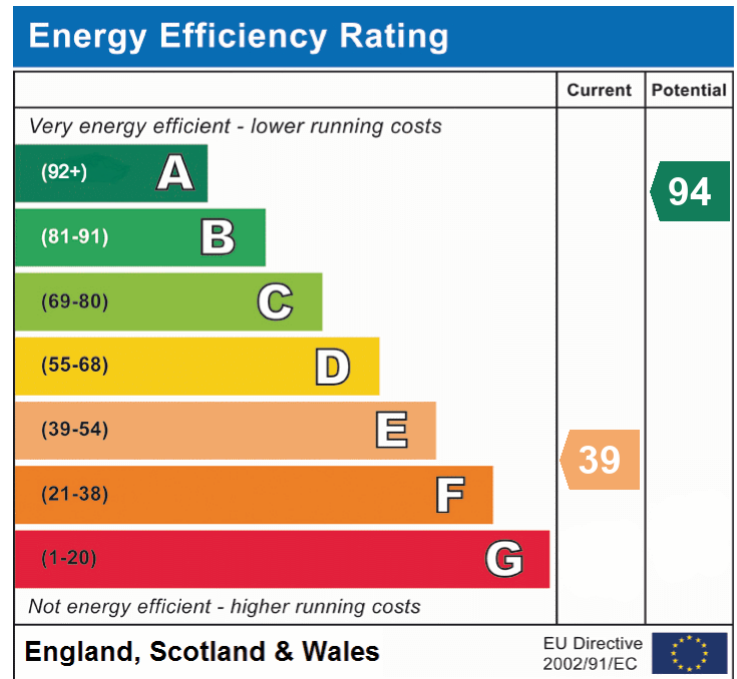
OS grid reference SN 4315, 1250 Take the A484 Kidwelly/Llanelli road from Carmarthen and onto Cwmffrwd turn left onto the B4309 towards Ponyates (by a farm on junction). Drive through Banc Y Capel and Cloigyn. At the Pontantwn sign, indicate right and turn into the country lane just before the three terraced houses on the corner just before the village itself. Ystradfach farm is the first on the left. Drive over the cattle grid and up the drive to the farmhouse.

What3words reference ///creatures.binder.freezers

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

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.





39.3m

Cattle Grid

Track

FOR IDENTIFICATION PURPOSES ONLY

Drain

Pond

Track

Wren Cottage

The Barn

Ystrad-fa?ch

CP

0m 20m 40m 60m

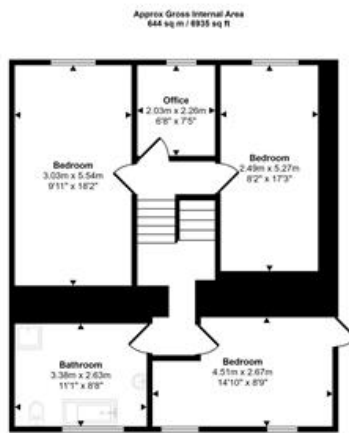
Llechwedd-dderi

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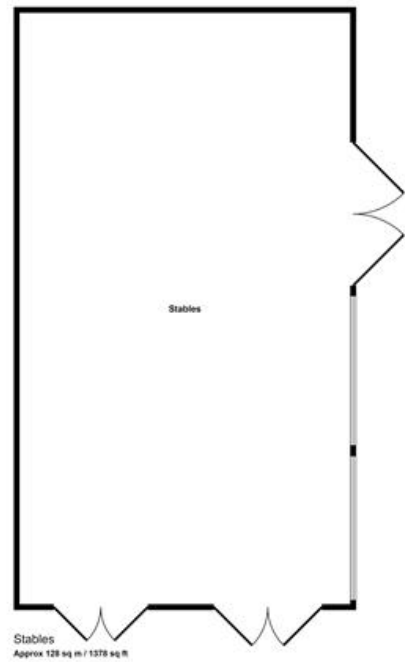


Main House - Ground Floor
Approx 83 sq m / 894 sq ft



Main House - First Floor
Approx 74 sq m / 799 sq ft

Approx Gross Internal Area
644 sq m / 6935 sq ft



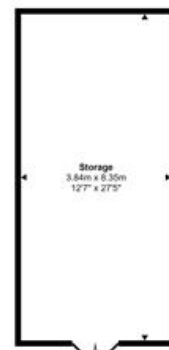
Stables
Approx 128 sq m / 1378 sq ft



B&Bs
Approx 97 sq m / 1044 sq ft

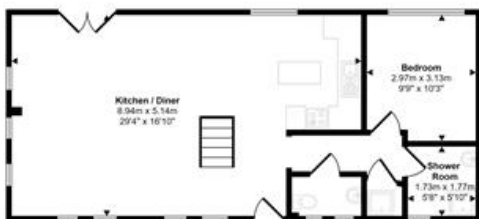


Cottage 1 - First Floor
Approx 31 sq m / 333 sq ft



Storage
Approx 32 sq m / 346 sq ft

Cottage 1 - Ground Floor
Approx 47 sq m / 510 sq ft



Cottage 2 - Ground Floor
Approx 61 sq m / 661 sq ft



Cottage 2 - First Floor
Approx 35 sq m / 379 sq ft



The Retreat with Kitchen and WC
Approx 55 sq m / 597 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.