

10 Acre Residential Holding in Rural Location. 3 Bedroom Bungalow with Far Reaching Views. Triple Garage below. In Need of Renovation. Rural Location 6 miles from Carmarthen Town.



Maes Yr Onnen, Pontantwn, Kidwelly, Carmarthenshire. SA17 5NF.

£285,000

A/5389/NT

*** 10 Acre Residential smallholding. 3 Bedroom bungalow in need of renovation and of non traditional build construction. *** An elevated location with far reaching views the land adjoins the bungalow but split by an access lane that does continue to other properties. *** The bungalow has mostly double glazing, Aga oil fired cooking range and solid fuel fire and central heating (Not Functional). A rural location but only 5 miles from Carmarthen Town. ***



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Agents Comments

The bungalow is in need of renovation and is believed to be of a Guildaway construction. This may not be mortgageable, prospective purchasers are recommended to take advise on this and we would say that cash purchasers only need to view as it may be difficult to mortgage in its present state.

Location

The village of Cloigyn is situated on the B 4309 between the village of Cwmffrwd & Pontyates and between the main towns of Carmarthen (5 Miles) and Llanelli (15 Miles). Carmarthen Town offers excellent facilities including national and traditional retailers, Lyric Theater and cinema, university, council offices, Police headquarters, fire station. Bus and rail stations. Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks is 10 miles approx. Ffoslas Horse Racing course and golf club is 7 miles approx. Machynys and Ashburnham golf club is 12 miles approx.

Reception Hallway

Half glazed door, storage cupboard and door to

Hallway

Loft access and doors to.

Bathroom

7' 8" x 5' 9" (2.34m x 1.75m)

Paneled Bath, WC, pedestal wash hand basin and airing cupboard.



Bedroom

13' 10" x 7' 8" (4.22m x 2.34m)

Radiator



Bedroom

11' 2" x 9' 10" (3.40m x 3.00m)

Radiator



Bedroom

13' 10" x 7' 8" (4.22m x 2.34m)

Radiator.

Living / Dining Room L Shaped

3.7m x 2.9m (12' 2" x 9' 6") 5.4m x 3.5m (17' 9" x 11' 6")

Parkray solid fuel room heater (Not Working).

Double glazed window to front and side with views.



Kitchen

13' 10" x 8' 0" (4.22m x 2.44m)

Base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Aga oil fired cooking range which also heats the hot water system. Airing Cupboard.

Door and window to



Front Hallway/ Conservatory

27' 0" x 3' 6" (8.23m x 1.07m)

Double glazed windows to front with superb views over surrounding countryside.

Outbuildings

Garage / Lower Ground Floor Basement

Workshop 43' x 21' Triple up and over doors.

Suitable to extend into subject to planning and building regulations.

Land

Split into two lots by the access lane. The main field is situated to the front of the property and there is a separate paddock across the lane. The land is in good heart and mostly red sand stone capable of good growing Quantities.



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: F (27)

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

Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles at the village of Cwmffrwd turn left posted Pontyates on the B 4309. Carry on through Bancycapel and carry on. Pass the village sign for Cloigyn and slow down pass the bungalows on the right and soon after the concrete entrance slightly concealed will be found on the left hand side by the large hedge bank, carry on up the lane and the property will be the first on the right hand side. Morgan and Davies for sale board on the road and property. If you get to the sweeping bend and bridge the entrance has been passed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		27
(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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