



## Geibren Farm, Pontarddulais, Swansea, Carmarthenshire SA4 0YL

**£640,000 For Sale**

### Property Features

- Stock Farm
- Detached centrally heated 3 bedroomed farmhouse
- Outbuildings
- In an elevated position
- About 57.15 acres
- Conveniently situated in a rural location

### Property Summary

Owing to ill health the owners have decided to retire from farming and thereby Geibren Farm is now offered for sale by Private Treaty. The farm consists of the 3 bedroomed detached farmhouse which requires some updating, garden to rear, yard to front,, traditional stone built former barn, dutch barn and other outbuildings. The land is mostly gently sloping being a mix of sound pasture, rough grazing (parts of which are improvable) and woodland. In all the holding amounts to 57.15 acres.





## Full Details

### Description

Owing to ill health the owners have decided to retire from farming and thereby Geibren Farm is now offered for sale by Private Treaty. The farm is positioned in an elevated attractive location enjoying countryside views and consists of the centrally heated 3 bedroomed detached farmhouse which requires some updating, garden to rear, yard to front providing an ample parking/turning area, traditional stone built former barn which may have potential for a variety of uses subject to planning consent, dutch barn and other outbuildings. The land is mostly gently sloping being a mix of sound pasture, rough grazing (parts of which are improvable) and woodland. All the land is accessed via the homestead although there is a separate gateway to the lower level land off the main Llannon road, and a further gateway off the farm driveway. In all the holding amounts to 57.15 acres.

### Location

Conveniently situated on the outskirts of Hendy being about 1 mile from Pontardulais Town which has a vibrant shopping centre and also having the benefit of primary and secondary schools together with many other amenities. Privately owned driveway accessed off the B4306 Hendy to Llannon Road. M4 motorway J48 at Hendy about 1/2 mile away and Swansea City Centre being approximately 10 miles distant.

### Directions

From Junction 48 M4 motorway, turn right onto Bryngwili Road until reaching Hendy, take first left onto Heol Y Parc Road, proceed for half a mile, go under M4 motorway bridge and then take second left turning onto Geibren farm driveway.

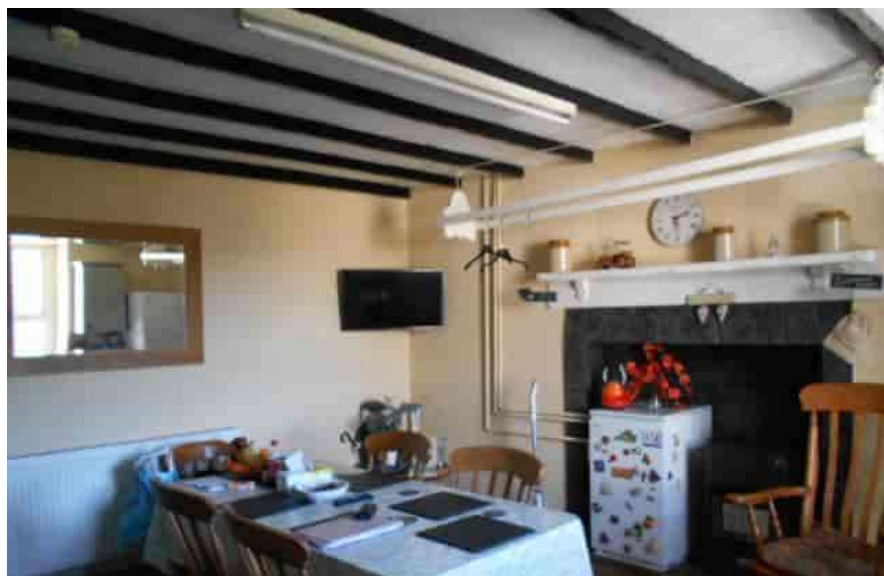
### The Accommodation

UPVC double glazed windows and doors  
Oil fired central heating system

### ground floor

#### Front entrance door





## Sitting Room

Approx. 10' 4" x 14' 9" (3.15m x 4.50m) With wood burner stove set in stone surround. Two recess display. Radiator. Window to front

## Lounge

Approx. 14' 9" x 12' 5" (4.50m x 3.78m) With wood burner stove. Cupboard under stairs. Radiator. Overlooking front. Door to: -

## Kitchen/Breakfast Room

Approx. 13' 10" x 14' 8" (4.22m x 4.47m) 13' 10" x 14' 8" (4.22m x 4.47m) Fully fitted kitchen with base and wall units. Single drainer sink unit. Grant central heating boiler (regularly serviced) housed in fireplace recess. Beamed ceiling. Two radiators. Door to: -

## Rear Porch

Utility area

## first floor

## Landing

## Bedroom No. 1

Approx. 10' 3" x 14' 9" (3.12m x 4.50m) Front room with good views across the valley. Radiator

## Bedroom No. 2

Approx. 14' 0" x 14' 10" (4.27m x 4.52m) max. Built in wardrobe with mirror fronted sliding doors. Radiator

## Bedroom No. 3

Approx. 9' 5" x 12' 2" (2.87m x 3.71m) Built in wardrobe with mirror sliding doors. Radiator. Side facing, with views across the farm

## Bathroom

Fitted walk in white suite with shower unit. Vanity unit and w.c. Airing cupboard. Part tiled surround. Wall mounted mirror. Radiator







## Outside

Garden to rear  
Patio area  
Oil storage tank

## Domestic Outbuilding

Block construction under a box profile sheeted roof.  
Storage  
Seperate w.c.

To the front of the house is a raised garden with  
Cotswold stone covering

Generous sized parking/turning area  
Part post and rail fencing to front field  
Sectional garage (In need of repair)

## The Farm Outbuildings

### Main Yard

### Two Loose Boxes

Stone built under a C.I. roof. Part loft over with Lean-to  
(In need of repair)

### Stone Built Barn

Approx. 18' 0" x 66' 0" (5.49m x 20.12m) Consisting of  
the old cowshed and storage. Access from main and rear  
yards.

### Rear Yard

### Dutch Barn

Approx. 20' 0" x 44' 0" (6.10m x 13.41m) Part block,  
timber and steel stanchions under an eave C.I. roof with  
C.I. side cladding. Concrete floor

### Lean-to

Approx. 15' 0" x 44' 0" (4.57m x 13.41m) Block built  
under an asbestos sheeted roof





## The Land

The total area of the farm amounts to about 57.15 acres. As previously set out it is a mix of gently sloping sound pasture, rough grazing some of which is improvable together with woodland areas providing livestock shelter. Gated access to the lower level off the main road and further access off the farm driveway.

## Services

Mains water and electricity connected to the farmhouse. Water connected to the stone built barn and Dutch Barn. Private drainage.

## Rights of Way, etc

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

1. Easement for 24 " gas pipeline.

## Basic Payment Scheme

We are informed that the land is registered.

## I.A.C.S.

We are informed that the land is registered.

## Basic Payment Scheme

There are no entitlements.

## Tenure

Freehold with vacant possession on completion.

Land Registry Title Nos: -

CYM239294, CYM558831, CYM558941, CYM846245

## Council Tax

Carmarthenshire County Council - Band D - Approx.  
£1745.43 2025/2026

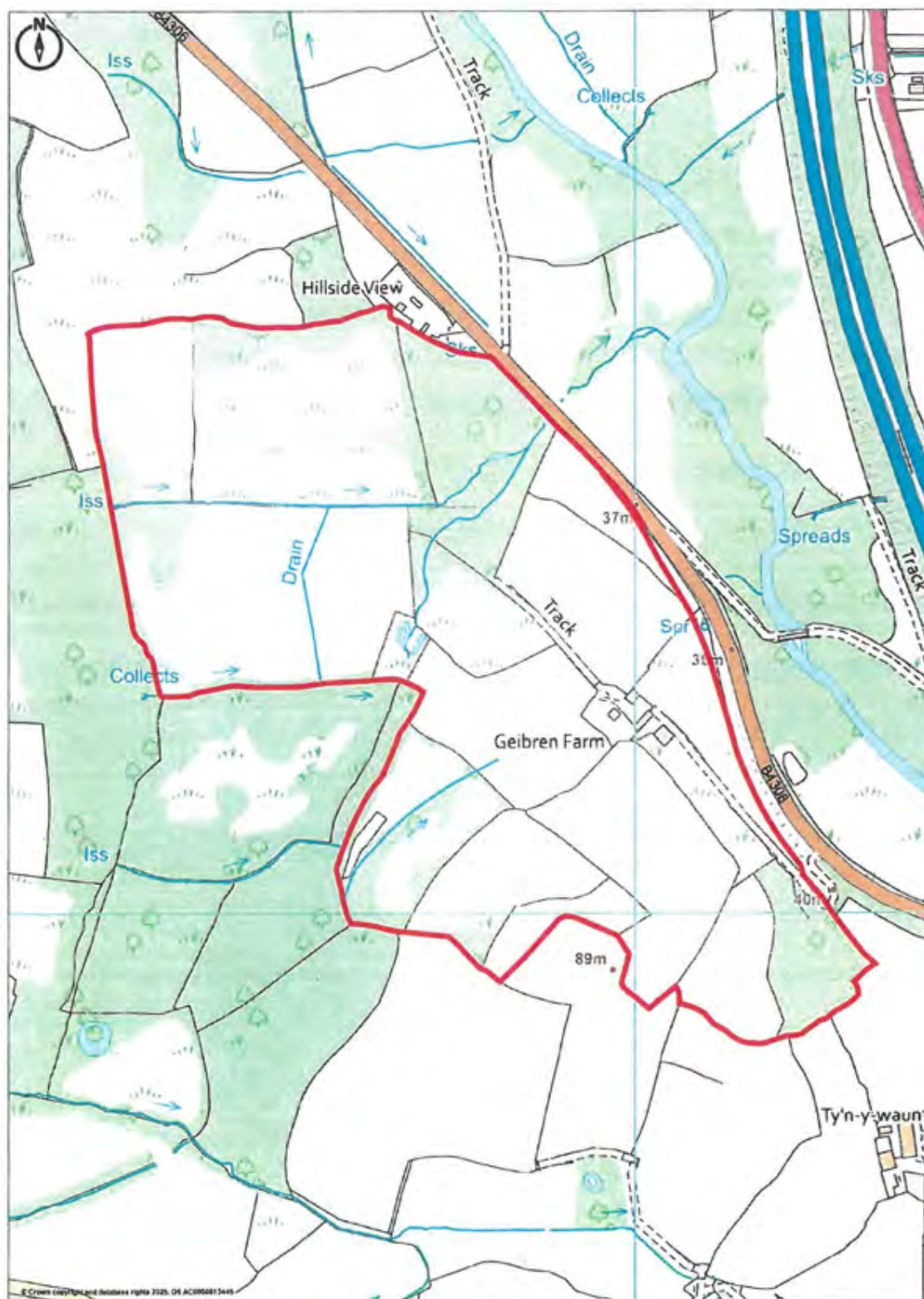




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





**Promap**

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