

Impressive 180 Acres Agricultural Property. Immediate access to A48 and 6 miles to M4. Close to Carmarthen/Cross Hands. Edge of Llanddarog. West Wales.



Penrhif Farm, Cwmisfael, Llanddarog, Carmarthen. SA32 8BY.

£2,300,000

A/5550(A)/RD

** Impressive Farm of 180 Acres or Thereabouts ** Main homestead including 3/4 bed farm house ** Useful range of modern outbuildings ** Over 280 cubicles and loose housing buildings ** Water connections to all fields on main homestead ** Slurry lagoon ** Red soil farmland ** Set within early growing West Wales region ** All fields enjoying council road frontage ** Planning permission for additional cubicle building ** Immense diversification potential ** Strategically positioned just off the A48 between Carmarthen and Cross Hands ** 6 miles to M4 and Swansea ** One of the finest agricultural holdings to come on the market in recent times ** Outstanding agricultural parcel of notable quality ** A rare and unique opportunity to secure a large block of land that must be viewed to be appreciated **

The property sits on the edge of the popular Carmarthenshire village of Llanddarog with its primary school, public houses, shops, excellent public transport connectivity to Cross Hands, Llanelli and Carmarthen. The village is strategically positioned just off the A48 dual carriageway. The Mid-Wales strategic town of Carmarthen with its Network Rail connections, university, regional hospital, retail parks and modern cattle market are all within 10 minutes drive of the property.



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PENRHIW FARM, CWM ISFAEL, LLANDDAROG

180 acre productive dairy farm with a modern range of outbuildings, 3/4 bed farmhouse including Cwm Gwendraeth Valley milk processing plant unit.



FARM HOUSE



Front Porch

With glass panel door into:

Hallway

Accessed via glass panel door with understairs cupboard, radiator.

Sitting Room/ Office/ Potential Bedroom

3.71m x 4.42m (12' 2" x 14' 6")

Window to front, radiator, electric fireplace.

Lounge

11' 6" x 14' 4" (3.51m x 4.37m)

Window to front, stone fireplace and surround, multiple sockets, TV point, radiator.

Dining Room

Rear window to garden, xxxx glass door, tiled flooring.

Kitchen

10' 9" x 8' 7" (3.28m x 2.62m)

Modern range of base and wall units, wood effect worktop, tiled flooring, 1½ stainless steel sink and drainer with mixer tap, electric oven and grill, tiled splashback, spotlights to ceiling.

Lean-To Utility Room

6' 8" x 19' 0" (2.03m x 5.79m)

With a range of base units, washing machine connection point, stainless steel sink and drainer with mixer tap, external door to garden, radiator.

FIRST FLOOR

Split Level Landing

With storage cupboard, access to loft.

Rear Room 1

11' 7" x 8' 7" (3.53m x 2.62m)

Double bedroom, window to side, multiple sockets, radiator.

Bathroom

With panelled bath, WC, single wash hand basin, heated towel rail, enclosed corner shower, tiled flooring, airing cupboard.

Front Bedroom 2

11' 2" x 14' 5" (3.40m x 4.39m)

Double bedroom, window to front, fitted cupboards and dressing table.

Front Bedroom 3

12' 9" x 9' 7" (3.89m x 2.92m)

Double bedroom, window to front, multiple sockets, radiator.

Walk-In Dressing Room

12' 0" x 4' 4" (3.66m x 1.32m)

Double Garage

24' 0" x 21' 0" (7.32m x 6.40m)

Of block and render construction, double doors to front, concrete base, side pedestrian door.

EXTERNAL

The main farmyard is accessed via new stone boundary wall with double gated access into the original farmyard.



Stone and Slate Original Farm Building

14' 9" x 52' 6" (4.50m x 16.00m)

Of stone construction under slated roof currently used for storage and animal fees with 3 phase main electric connection.





Milking Parlour

61' 8" x 15' 9" (18.80m x 4.80m)

With 11/11 32 herringbone milking parlour system, automatic feeders, side isolation pen and concrete handling area.



Side Diary

With 9,000 litre tank



Hay Barn/Calving Shed

72' 2" x 29' 6" (22.00m x 8.99m)

With concrete shuttered walls, zinc covered roof and sides.



Cubicle Building 1

75' 0" x 66' 0" (22.86m x 20.12m)

With concrete base, double gated entrance to side, 54 cubicles.



Feed Store

49' 3" x 19' 8" (15.01m x 5.99m)

Accessed from the main concrete handling area with block shuttered concrete walls, cement fibre roof, open ended to front, concrete base, electric water connection



Cow Shed

72' 2" x 72' 2" (22.00m x 22.00m)

Steel frame, open ended to front, box profile cladding to sides and roof, central feed troughs, handling gate/pens, concrete base, slatted flooring with slurry store, sheltered area through to:



Cubicle Building 2

95' 0" x 75' 0" (28.96m x 22.86m)

Steel frame, cement fibre roof, slatted flooring with slurry store beneath, 60 cubicles.



Cubicle Building 3

79' 9" x 46' 11" (24.31m x 14.30m)

Steel frame, box profile cladding, cement fibre roof, 40 cubicles and loose housing with central feed troughs.



Cow Shed

90' 0" x 80' 0" (27.43m x 24.38m)

Loose housing shed, open ended to front and side, handling system, planning permission for a 3 bed extension.



Cubicle Building 4

180' 0" x 45' 0" (54.86m x 13.72m)

Steel frame with cement fibre roof, concrete shuttered sides, 120 cubicles and slatted floor with slurry store.



Open Store & Feed Shed

85' 4" x 45' 11" (26.01m x 14.00m)

Steel frame, Yorkshire boarding to sides, cement fibre roof, open onto concrete forecourt



Main Farmyard

With planning permission for additional cubicle building, upper open silage store with double sided access covering 16,000 sq.ft/3,000 tonnes silage store capacity with potential to expand. Slurry store with 750m³ capacity and connecting pipework leading to slurry lagoon set centrally within the fields providing cubic capacity of 24,000m³ (min) for slurry storage.



PENRHIW FARM LAND

Totalling some 180 acres of red soil productive grazing and silage fields with excellent council road frontage, all new water troughs located centrally within the fields. In total the farm covers some 14 enclosures suitable for silage and grazing with a mixture of woodland areas and stream running through the property.

The land is highly productive allowing at least 4 silage cuts per season and is well managed and enjoys central tracks leading through the fields. The fields allow for excellent grazing and cutting pattern served by the slurry lagoon which sits centrally within the holding also enjoying track access from the fields and to the council road.







ACCOMPANYING LAND

1. Penrhiw Farm, Cwmisfael, Llanddarog, Carmarthenshire SA32 8BY - Land Title CYM821246 & CYM885546 (red on attached plan)
2. Land at Capel Ifan, Llanddarog, Carmarthenshire, SA32 8NY - CYM865467 (purple on attached plan)
3. Land at Penbanc, Llangydeyrn, Kidwelly, Carmarthenshire, SA17 5ES - CYM720285 (blue on attached plan)
4. Land at Cadwgan Fawr, Llangydeyrn, Kidwelly, Carmarthenshire, SA15 5ER - CYM762034 & WA935836 (orange on attached plan)
5. Land at Capel Isaf, Capel Dewi, Carmarthenshire. This includes 135 acres of productive Towy Valley pasture land.





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

Penrhiw Farm benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Band D.

Tenure

Tenure - we understand each parcel to be Freehold.

Viewing

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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 Pages

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

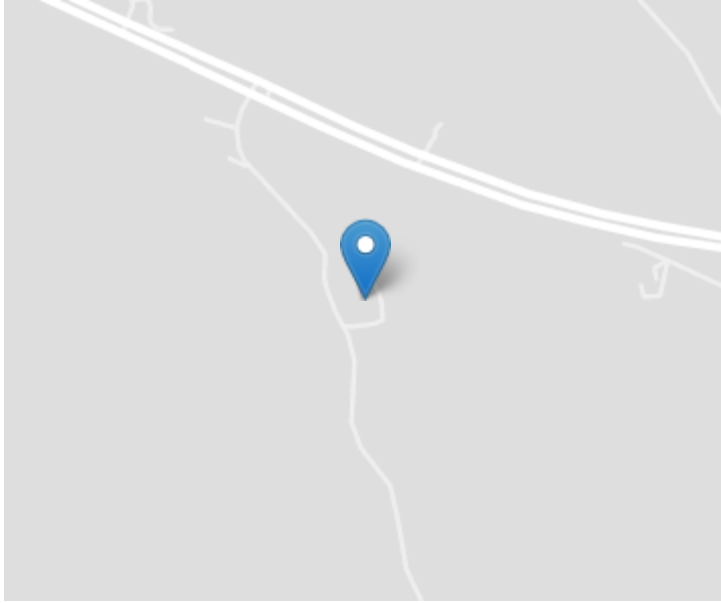
Any risk of coastal erosion? No

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 : Travelling south from Carmarthen on the A48, proceed past the exit to Nantycaws and Nantycaws filling station. Continue past the next 2 exit points from the A48 turning right and take the 3rd exit before you reach the Llanddarog exit. If you reach the Llanddarog exit you have gone too far. Take this right hand exit across the dual carriageway and the entrance to Penrhiw Farm is immediately on your left hand side.

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

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