



Pont Garreg, Cwmdu, Llandeilo, Carmarthenshire SA19 7EL

£499,950 For Sale

Property Features

- ** No forward chain **
- 3.19 acre country property
- 4-bedroom detached farmhouse
- A range of traditional and modern outbuildings
- 2.68 acre field
- No immediate neighbours
- Rural yet convenient location
- 5 miles to Llandeilo and A40
- 9.83 acres available by separate negotiation (Lot 2)

Property Summary

An appealing country property with no immediate neighbours set in 3.19 acres offered with no forward chain.



Full Details

Situation

The property is situated in a rural setting with no immediate neighbours in the heart of the Carmarthenshire countryside on the outskirts of the village and community of Cwmdu, which benefits from a community run Shop & Post Office with Pub & Restaurant. The A40 and the popular market town of Llandeilo lies some 5 miles to the south offering a range of local amenities and services to include independent stores, eateries, convenience stores, bilingual education and healthcare provisions.

Accommodation - Farmhouse

GROUND FLOOR

Conservatory/Sun Room Entrance

1.87m x 3.19m (6' 2" x 10' 6") Door to right. Window to side

Kitchen/Dining Room

3.50m x 7.72m (11' 6" x 25' 4") Window to side. Window to right. Base and wall units. Tiled floor. Rayburn

Sitting Room

3.60m x 4.20m (11' 10" x 13' 9") Fireplace. Under stairs cupboard. Window to front

Lounge

3.04m x 3.58m (10' 0" x 11' 9") Window to front.

Large Reception Room

Door to side. Window to front. Carpet. Central fireplace. Solid fuel

FIRST FLOOR

Bedroom 1

4.79m x 3.21m (15' 9" x 10' 6") Window to front. Carpet. Hand basin





Bedroom 2

3.23m x 1.66m (10' 7" x 5' 5") P.H.H. Window to side.
Carpet

Cloakroom

0.92m x 1.31m (3' 0" x 4' 4") Window to right.

Bathroom

2.46m x 2.72m (8' 1" x 8' 11") w.c. hand basin. Bath
tub. Airing cupboard

Bedroom 3

2.82m x 4.25m (9' 3" x 13' 11") Window to front.
Carpet



Bedroom 4/Box Room

2.02m x 2.17m (6' 8" x 7' 1")

Accommodation - Outbuildings

Traditional Stone Barn

30' 0" x 20' 0" (9.14m x 6.10m)

Garage

50' 0" x 15' 0" (15.24m x 4.57m)

Dutch Barn

60' 0" x 20' 0" (18.29m x 6.10m)



Land

The land extends to 2.68 acres and utilised for grazing
purposes situated to the north of the farmhouse and
outbuildings.

A parcel of 9.83 acres (Lot 2) situated opposite the
property is available by separate negotiation at a Guide
Price of £50,000.

Further Information

Tenure

We understand the property is held on a Freehold basis.



Services

We understand that the property benefits from oil central heating, mains electricity, mains water and private drainage connections.

Energy Performance Certificate

EPC Rating F (24).

Council Tax Band

Carmarthenshire County Council Band F 2023 - 2024:
£2,756.95.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Additional Land

A parcel of 9.83 acres (Lot 2) situated opposite the property is available by separate negotiation at a Guide Price of £50,000.

Planning

Any planning related enquiries to Carmarthenshire County Council Planning Department.

Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.
Tel: 01267 234567

Viewing

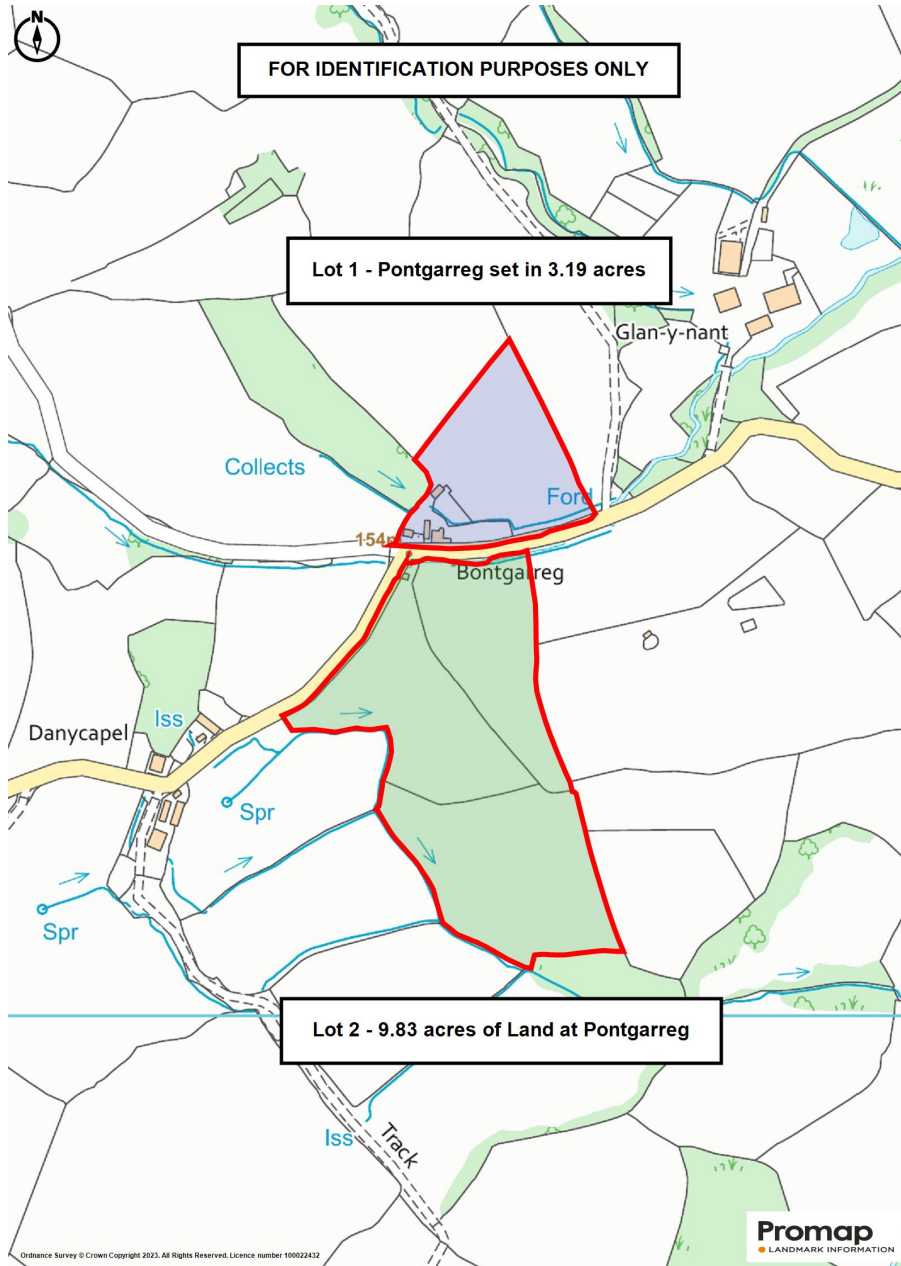
Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	