



## Blaen-Llwynswch, Llanddarog Road, Carmarthen SA32 8AL

£399,950 For Sale

### Property Features

- Conveniently situated 7-acre small/equestrian holding.
- A range of traditional and modern farm buildings
- Semi-rural position with no immediate neighbours
- 1 Mile from A48 - M4 and 6 miles from Cross Hands

### Property Summary

Blaen Llwynswch is a conveniently situated semi-rural residential holding extending to approx. 7 acres set on the periphery of the popular village of Llanddarog, a short distance from the A48 dual carriageway and Carmarthen town centre.





## Full Details

### Overview

The property has a traditional farmstead setting, benefitting a traditionally built 2/3-bedroom two storey detached farmhouse, having been subject to renovation works, with notable completion works required both internally and externally.

### Ground Floor

#### Utility Room

1.72m x 2.05m (5' 8" x 6' 9")

#### Boot Room

2.73m x 2.52m (8' 11" x 8' 3")

Window to the side, base units and plumbing for washing machine

#### Bathroom

3.62m x 2.40m (11' 11" x 7' 10")

Window to the rear, tiled flooring and walls, freestanding bath, shower, W.C and wash hand basin.

#### Kitchen/Diner

10.42m x 2.67m (34' 2" x 8' 9")

Windows to the side, french doors leading to the rear, base and wall units, ceramic sink, gas cooker and tiled flooring.

#### Utility Room

1.6m x 1.55m (5' 3" x 5' 1")

Base and wall units, plumbing for washing machine and wash hand basin.

#### Living Room

4.41m x 3.64m (14' 6" x 11' 11")

Patio doors to the front, carpet flooring and fireplace.

#### Office

4.4m x 2.9m (14' 5" x 9' 6")

Window to front and carpet flooring.





## First Floor

### Bedroom 1

3.42m x 4.33m (11' 3" x 14' 2")  
Window to the front and wood flooring.

### Bathroom

1.54m x 1.07m (5' 1" x 3' 6")

### Bedroom 2

4.28m x 2.92m (14' 1" x 9' 7")  
Windows to the front and side and wood flooring.

## Externally

### Office

3.15m x 3.05m (10' 4" x 10' 0")  
Windows to the front and side and carpet flooring.

## Buildings

A range of farm buildings adjoins set on a courtyard setting, to include traditional stone barns, with scope for conversion, subject to obtaining the necessary planning consents, and a number of modern buildings / Dutch barns, notably in need of repair / upgrading works.

## Land

The land is contained in several paddocks surrounding the centrally positioned farmstead extending to approximately 7 acres, being currently laid to pasture, suitable for grazing and cutting purposes, bordered by stockproof fencing, established hedgerow boundaries and trees.

## Further Information

### Tenure

We understand that the property is held on a Freehold basis.







### Services

We understand the property benefits from mains electric, private water supply with a covenant to supply next door and private drainage via septic tank. The property is heated via an oil central heating system.

### Energy Performance Certificate

EPC Rating F (38).

### Council Tax Band

Band D - approx. £2,048.03 per annum for 2024-2025 for Carmarthenshire County Council.

### Wayleaves, Easements and Right of Way

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

### Plan, Areas & Schedules

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.  
Planning Services, Civic Offices, Crescent Road,  
Llandeilo, Carmarthenshire, SA19 6HW  
Tel: 01267 234567

### What 3 Word

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## Viewing

Strictly by appointment with agents Rees Richards & Partners.

Please contact Carmarthen office for further information:

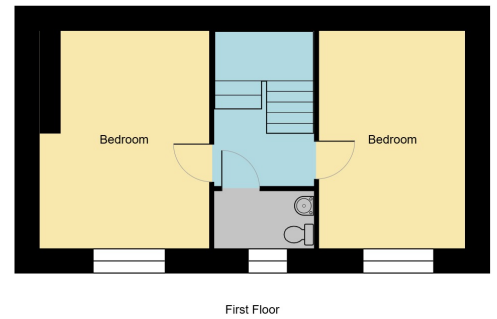
12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

## Important Notice

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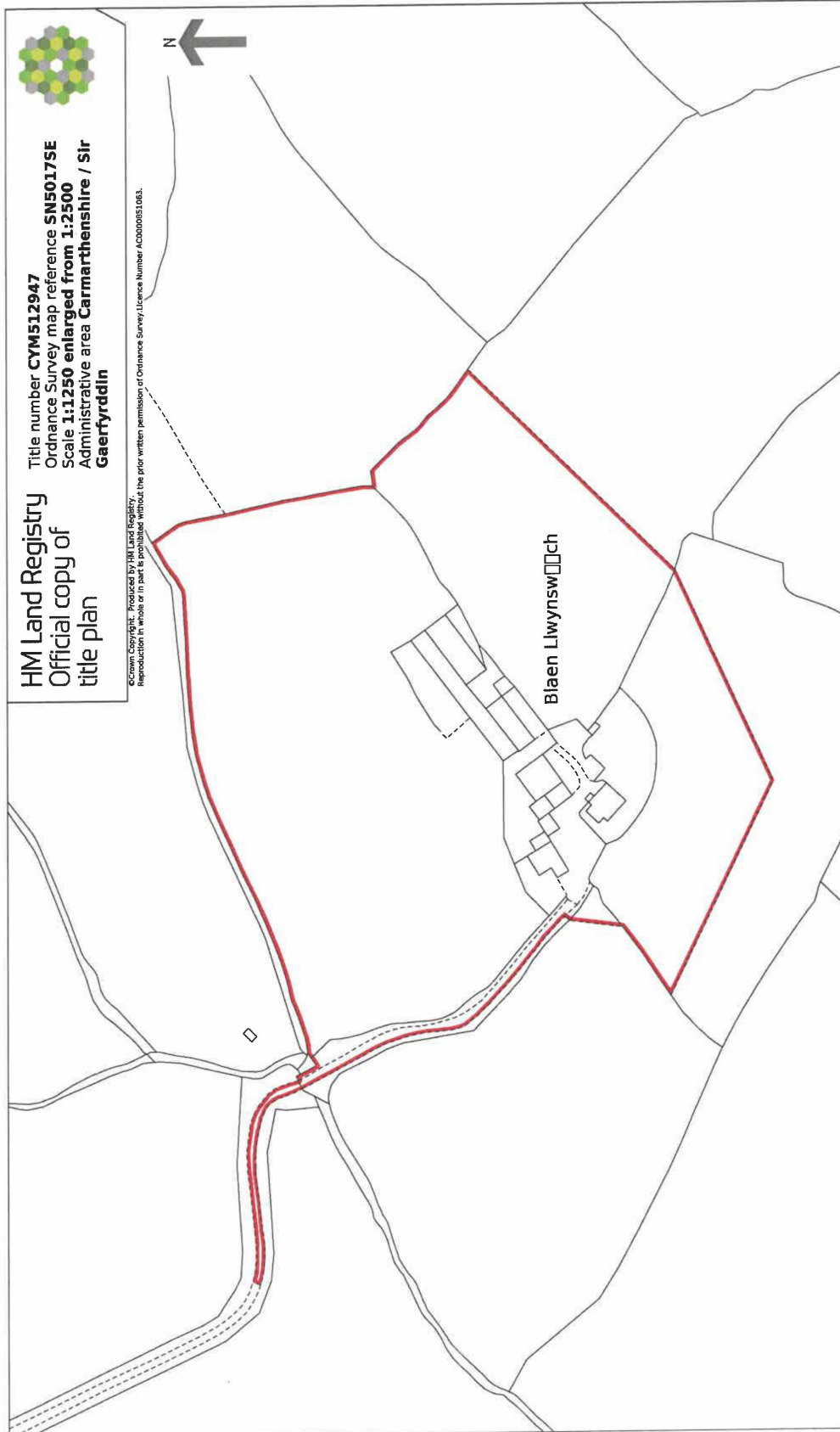




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All measurements are approximate and for display purposes only.





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