



Tycanol, Heol Troeon Bach, Pontarddulais, Swansea, Carmarthenshire SA4 0YU

Open to offers in region of £700,000 For Sale

Property Features

- Residential Holding
- Three bedroomed character farmhouse
- Ample ranges of useful outbuildings
- About 42.26 acres
- Pasture and woodland
- In an elevated rural position

Property Summary

The farm consists of the three bedroomed centrally heated character farmhouse with generous sized lawned gardens surrounding. There are ranges of various types of outbuildings which may have potential for a variety of uses subject to any planning consents that may be required. Together with useful gently sloping pastureland and an area of mixed woodland to the eastern boundary and in all amounting to about 42.26 acres.



Full Details

Description

In our opinion an attractive residential holding located in a rural position overlooking the valley below yet within easy reach of the M4 motorway either at Hendy or Pont Abraham.

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Situation

Approached over a private driveway off Heol Troeon which leads directly down to Tycanol. About 2.5 miles from Pontardulais Town which has a good shopping centre and the benefit of the primary and comprehensive schools. Swansea City is approximately 14 miles distant.

Directions

From Junction 49 at Pont Abraham take the Ammanford road (A483) proceed up the hill and take first turning on the right signposted to Llanedi. Arriving at Llanedi take first left onto Heol Troeon, continue for about 0.20 of a mile and then take second right hand turn onto Tycanol driveway which is signposted.

The Farmhouse

Solid fuel central heating system (not tested)
Double glazed windows throughout

ground floor

Front Entrance Door

Leading directly into: -

Lounge

Approx. 10' 5" x 14' 10" (3.17m x 4.52m) Beamed ceiling. Radiator. Light airy room with two windows. Door to inner hall. Alcove into: -

Dining Room

Approx. 9' 8" x 13' 0" (2.95m x 3.96m) Beamed ceiling. Fitted cupboard. Window overlooking front garden. Door to: -



Sitting Room

Approx. 15' 10" x 13' 0" (4.83m x 3.96m) Beamed ceiling. Stairs to first floor. Rayburn solid fuel stove. Window overlooking front garden. Storage space under stairs. Double doors to: -

Kitchen/Breakfast Room

Approx. 8' 0" x 28' 8" (2.44m x 8.74m) Galley style kitchen. Fitted base and wall units. Single drainer sink unit. Plumbed for washing machine. Inset kitchen cupboard. Radiator. Overlooking rear lawn. Door to: -

Inner Hall

Bathroom

White suite consisting of a panelled bath, pedestal wash basin and w.c. Heated towel rail. Tiled surround

FIRST FLOOR

Landing

Radiator. Built in cupboard

Bedroom No. 1

Approx. 10' 6" x 11' 1" (3.20m x 3.38m) Side aspect. Radiator. Overlooking the garden

Seperate w.c.

Pedestal wash basin and w.c. Fitted wall mounted mirror. Pull switch

Bedroom No. 2

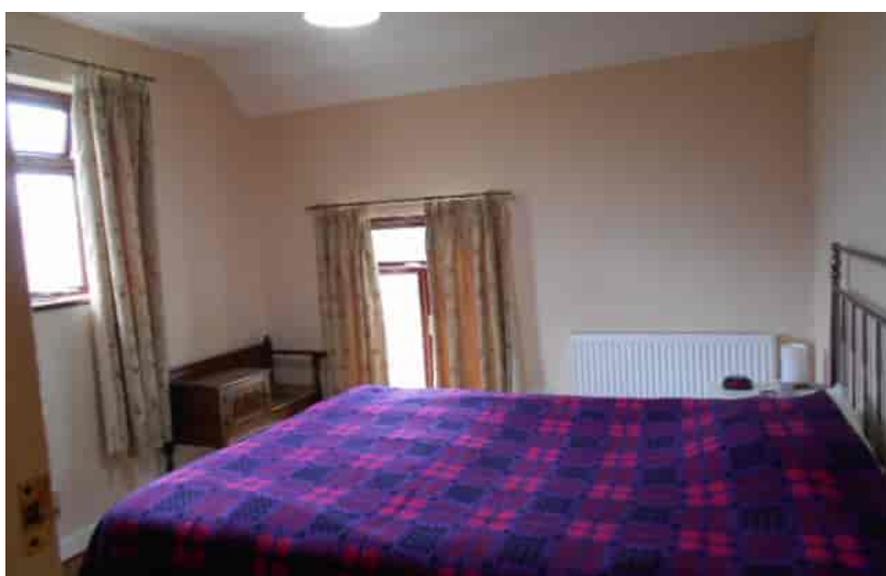
Approx. 6' 11" x 9' 11" (2.11m x 3.02m) Front room. Radiator

Bedroom No. 3

Approx. 12' 10" x 13' 0" (3.91m x 3.96m) Built in airing cupboard. Access to attic space

Outside

Generous sized gardens to front, side and rear comprising mostly well kept lawned areas and shrub borders.





Storage Building

Overall measurement approx. 17' 0" x 35' 0" (5.18m x 10.67m) Stone built under a C.I. roof

1. Old stable, part loft over
2. Garden storage room

Footpath leading to farm buildings

The Farm Outbuildings

Lower Yard

Garage/Workshop

24' 6" x 38' 0" (7.47m x 11.58m) Block construction under a box profile sheeted roof.

Adjoining Storage

Approx. 15' 0" x 30' 0" (4.57m x 9.14m) Block/stone construction under a box profile sheeted roof.

Range

Approx. 30' 0" x 53' 0" (9.14m x 16.15m) max.

1. Open fronted young cattleshed
2. Workshop
3. Old Dairy

Part block, part stone with part C.I. roof and part tiled

Outside w.c. to rear of building

Range

Approx. 18' 0" x 80' 0" (5.49m x 24.38m) Part stone/block, part C.I. box profile and part asbestos sheeted roofs

1. Old milking parlour
2. Collecting pen
3. Loose box with loft over
4. Two No. calf pens

Office - Adjoining the above range

Approx. 15' 0" x 17' 0" (4.57m x 5.18m) Block built under a box profile sheeted roof

Top Yard





Old Silo

Approx. 36' 0" x 60' 0" (10.97m x 18.29m) Part block walling, part box profile, part C.I roof and side cladding

Cubicle Shed

Approx. 61' 0" x 42' 0" (18.59m x 12.80m) Block walling, part asbestos and part C.I. roof

With adjoining: -

Workshop

Approx. 16' " x 20' 0" (NaNm x 6.10m)

The Land

The total area of the farm is about 42.26 acres out of which approximately 28.50 acres is predominantly south facing gently sloping pasture, to the eastern boundary is an area of mixed woodland being about 12.60 acres and the remaining 1.16 acres represents the area of the farmhouse, gardens, yards and outbuildings

Rights of Way, etc

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

1. Existing footpath running along the northern boundary exiting out of the woodland to adjoining property.
2. The farm has the benefit of an existing legal vehicular and pedestrian right of way over that part of the access drive which is not owned and shown coloured brown on attached plan.
3. Wayleave for National Grid.

Services

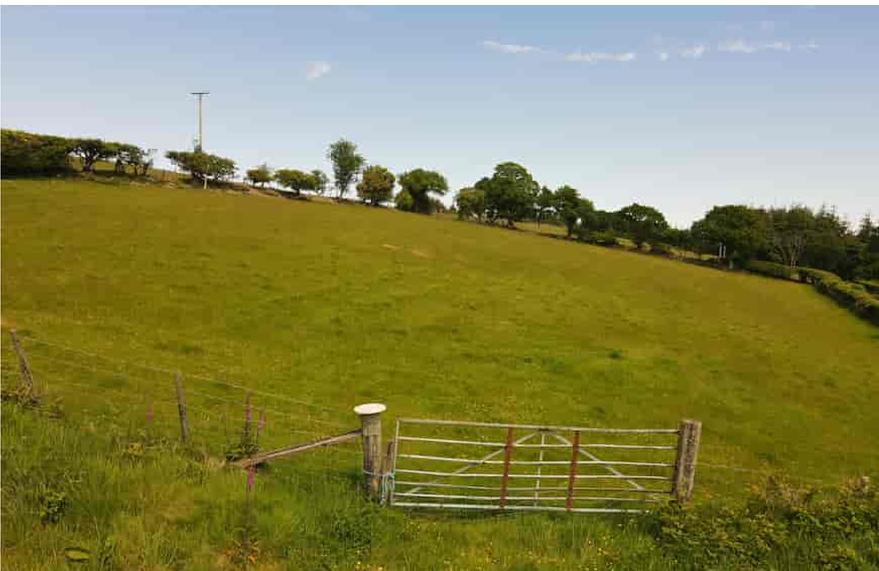
Mains water and electricity to the farmhouse and many of the farm outbuildings. Private drainage to the farmhouse.

I.A.C.S.

It is understood that the land is registered.

Basic Payment Scheme

The farm has the benefit of entitlements under the scheme which are not included in the sale. The entitlements can be purchased at valuation. (if required)



Tenure

Freehold with vacant possession. Land Registry Title Nos. CYM858956 and WA537245

Council Tax

Carmarthenshire County Council - Band D - Approx. £2232.06 2025/2026

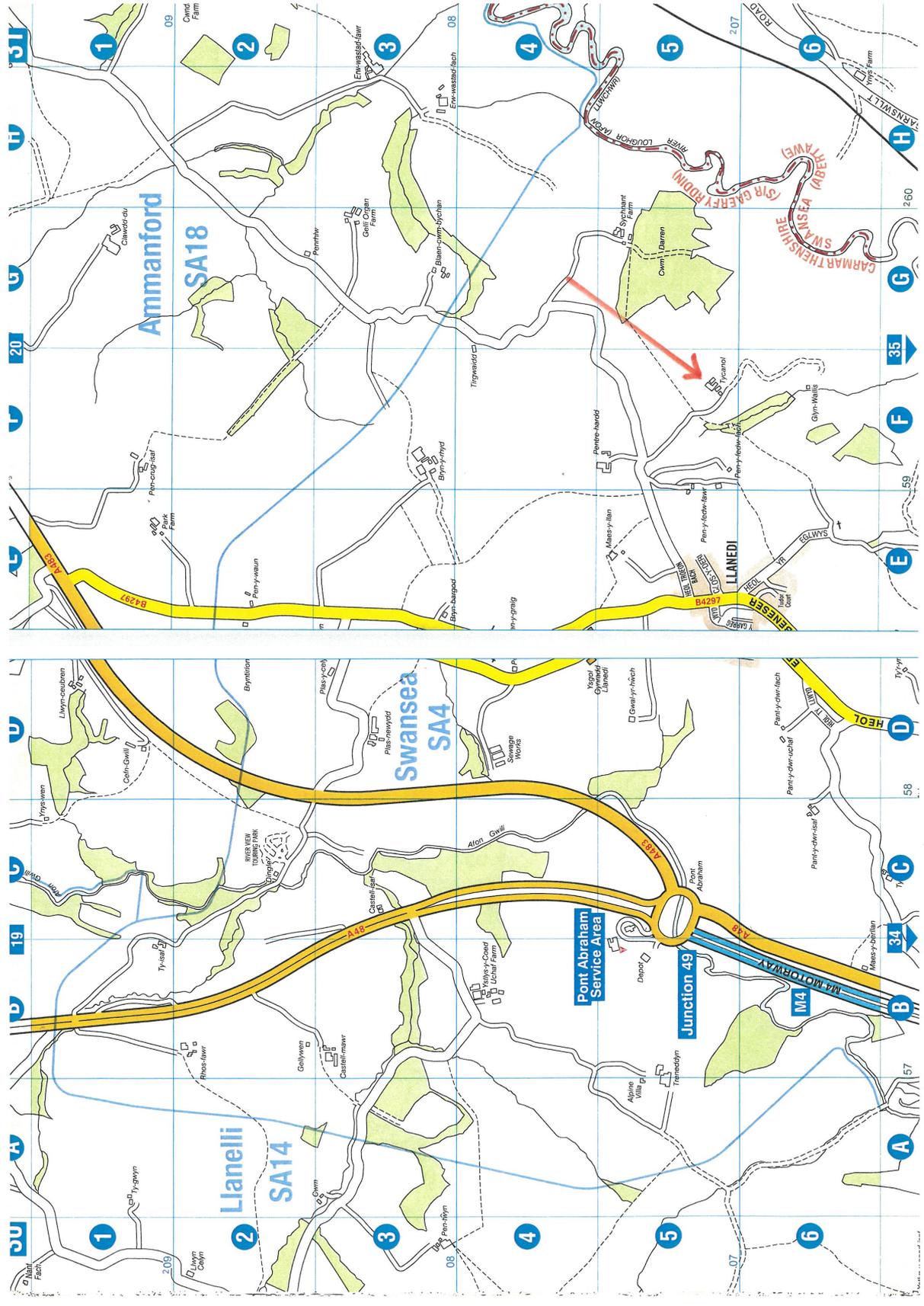
Energy Performance Certificate

Grade F

Viewing

Strictly by appointment with the sole agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



CHARTERED SURVEYORS, LAND & ESTATE AGENTS

