



Bronallt, Llangadog, Carmarthenshire SA19 9DD

Guide Price: £435,000

Property Features

- Improvable 10.96 acre former dairy/stock farm
- Peaceful Upper Towy Valley setting with countryside views
- 3-bedroom traditional farmhouse
- Periphery of popular village of Llangadog, and close to market towns of Llandovery and Llandeilo
- A range of traditional and modern farm buildings, some in need of repairs
- Level pastureland suitable for grazing / cutting

Property Summary

An exciting opportunity to acquire a former dairy and livestock farm extending to approximately 10.96 acres, set within the picturesque Upper Towy Valley, enjoying a peaceful rural setting with excellent potential, offering the perfect balance of country living and convenience, with local villages and market towns just a short drive away providing a comprehensive range of amenities and services.



Full Details

Overview

Upon kind instructions from the local authority, Carmarthenshire County Council, Rees Richards & Partners are delighted to market Bronallt Farm, a former dairy and livestock farm in the upper Towy valley extending to approximately 10.96 acres offering excellent scope and potential in a peaceful rural location.

Bronallt comprises a traditional three-bedroom detached farmhouse, complemented by a range of traditional stone and modern farm outbuildings, providing scope for a variety of uses (subject to any necessary consents). The property occupies a quiet countryside setting with far-reaching views across the surrounding Towy valley, making it a perfect balance of rural tranquillity and everyday convenience, being within easy reach of local amenities and services.

The villages of Llangadog and Bethlehem, offer a small array of amenities and services to include a shop, pubs, restaurants and a primary school, whilst an extensive range of amenities and services can be found in the towns of Llandeilo and Llandovery, located 8 miles to the Southwest and 9 miles to the Northeast, respectively, both accessible via the A40. The property is accessed directly off an unclassified adopted highway, which links to the A4069 on the outskirts of Llangadog.

Farm House

GROUND FLOOR

Kitchen - Breakfast Room

2.73m x 5.36m (8' 11" x 17' 7")
Rear uPVC door leading into the Kitchen - Breakfast Room with a fitted range of base and wall units with worktop above and integrated stainless steel sink and drainer. Electric Cooker with extractor hood above. Oil fired Rayburn. Consumer unit. Tiled flooring. Radiator. Dual aspect with windows to the rear and side. Door into under stairs cupboard storage.

Pantry

1.91m x 1.73m (6' 3" x 5' 8")
Sliding door off the kitchen leading into Pantry with wall mounted shelves. Window to the rear.





Utility / Dining Room

2.80m x 3.70m (9' 2" x 12' 2")
Door off Kitchen leading into Utility / Dining Room with fitted wall and base units and worktop over. Radiator. Tiled flooring. Window to front.

Lounge

3.30m x 4.60m (10' 10" x 15' 1")
Dual aspect reception room with central fireplace with electric fireplace, oak surrounds and granite hearth. Laminate flooring. Radiator. Window to the side and front.

Front Hall

1.20m x 1.40m (3' 11" x 4' 7")
uPVC door to front, with staircase leading to the first floor. Radiator. Carpet flooring.

First Floor

Landing

2.90m x 0.80m (9' 6" x 2' 7")
Landing area with carpet and attic hatch. Door leading into:

Bedroom 1

2.50m x 2.60m (8' 2" x 8' 6")
Dual aspect Bedroom with window to the Front and side. Built-in Wardrobe. Radiator. Carpet

Bedroom 2

4.50m x 3.60m (14' 9" x 11' 10")
Dual aspect bedroom with window to side and to rear. Radiators. Carpet flooring. Built-in Shelves.

Airing Cupboard

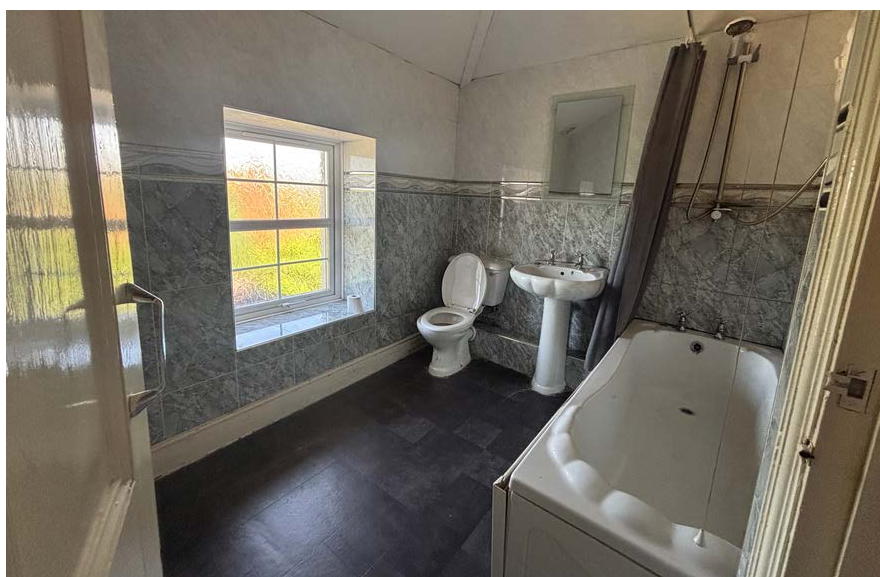
1.60m x 1.81m (5' 3" x 5' 11")
Housing the hot water tank with shelving units. Carpet flooring. Window to rear.

Bedroom 3

2.80m x 3.60m (9' 2" x 11' 10")
Built-in Shelves. Carpet flooring. Radiator. Window to the Rear.

Family Bathroom

2.10m x 2.60m (6' 11" x 8' 6")
A three piece bathroom with bath tub and overhead electric shower, with wash hand basin and WC. Radiator. Extractor fan. Linoleum flooring. Window to the Rear.





Externally

Boiler Room & Outside Toilet

FARM BUILDINGS

Detached Garage & Driveway

Benefitting from a tarmacadam driveway and a double garage, giving plenty of parking space.

Loose Housing Shed

32m x 16.5m (105' 0" x 54' 2")

8 bay steel portal framed building under a pitched corrugated sheeted roof with block walls and corrugated sheets to the side elevations. Internally, the building provides 54 cubicles and loose housing pens for cattle. Externally, there is a feeding passage on a hardstanding concrete floor.

General Use Shed

8m x 11m (26' 3" x 36' 1")

3 bay steel portal framed building under a pitched corrugated sheeted roof with block walls and Yorkshire boarding to the side elevations. Internally, the building provides storage for machinery.

4-Bay Loose Housing for Cattle

18.5m x 20.5m (60' 8" x 67' 3")

4 bay steel portal framed building under a pitched corrugated sheeted roof with block walls and corrugated sheets to the side elevations. Internally, the building provides loose housing for cattle.

Open Housing with Lambing/Bull Pens

18.5m x 5.5m (60' 8" x 18' 1")

Concrete portal framed construction building under a pitched corrugated sheeted roof with block walls to the side elevations. Internally, the building provides former bull pens that are currently used as lambing pens

General Use/Loose Housing Shed

18.5m x 11.5m (60' 8" x 37' 9")

Steel portal framed construction building under a pitched corrugated sheeted roof with block walls and corrugated sheets to the side elevations. Internally, the building provides loose housing for livestock.

Former Dairy

7m x 4m (23' 0" x 13' 1")

A former dairy building of concrete blocks construction. Internally, the building is utilised for storage purposes.



General Use Shed

5.5m x 6m (18' 1" x 19' 8")

A stone construction building under a flat corrugated sheeted roof.

Slurry Storage

26.5m x 15m (86' 11" x 49' 3")

Concrete lagoon.

Land

The land is described as 'freely draining slightly acid loamy soils' according to the Cranfield University Soilsmap and is classified as predominantly 3b with a small proportion classified as 3a and 4 quality according to the Predictive Agricultural Land Classification (ALC) Map 2 produced by the Welsh Government.

Further Information

Tenure

We understand the property is held on a freehold basis.

Services

We understand that the subject property benefits from mains water and electricity. An oil fired boiler supplies heat to the ground floor radiators, while an oil-fired Rayburn provides hot water to the first floor.

We understand the farm buildings benefit from electricity supply and the buildings suitable for livestock benefit from a mains water supply to strategically placed water troughs.

Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is C - approx £2089.96 for 2026/2027.

Energy Performance Certificate

EPC rating of E (45)

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit 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.

I.A.C.S

We understand the property is registered.





Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Plans, Areas and 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.

Local Authority

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

Method Of Sale

Bronallt is offered for sale via Private Treaty.

Postcode/What 3 Word

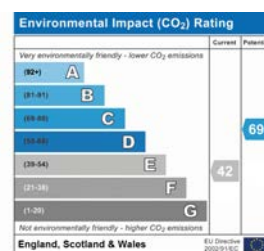
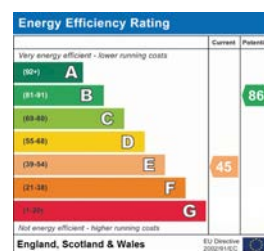
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Viewing

Strict 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





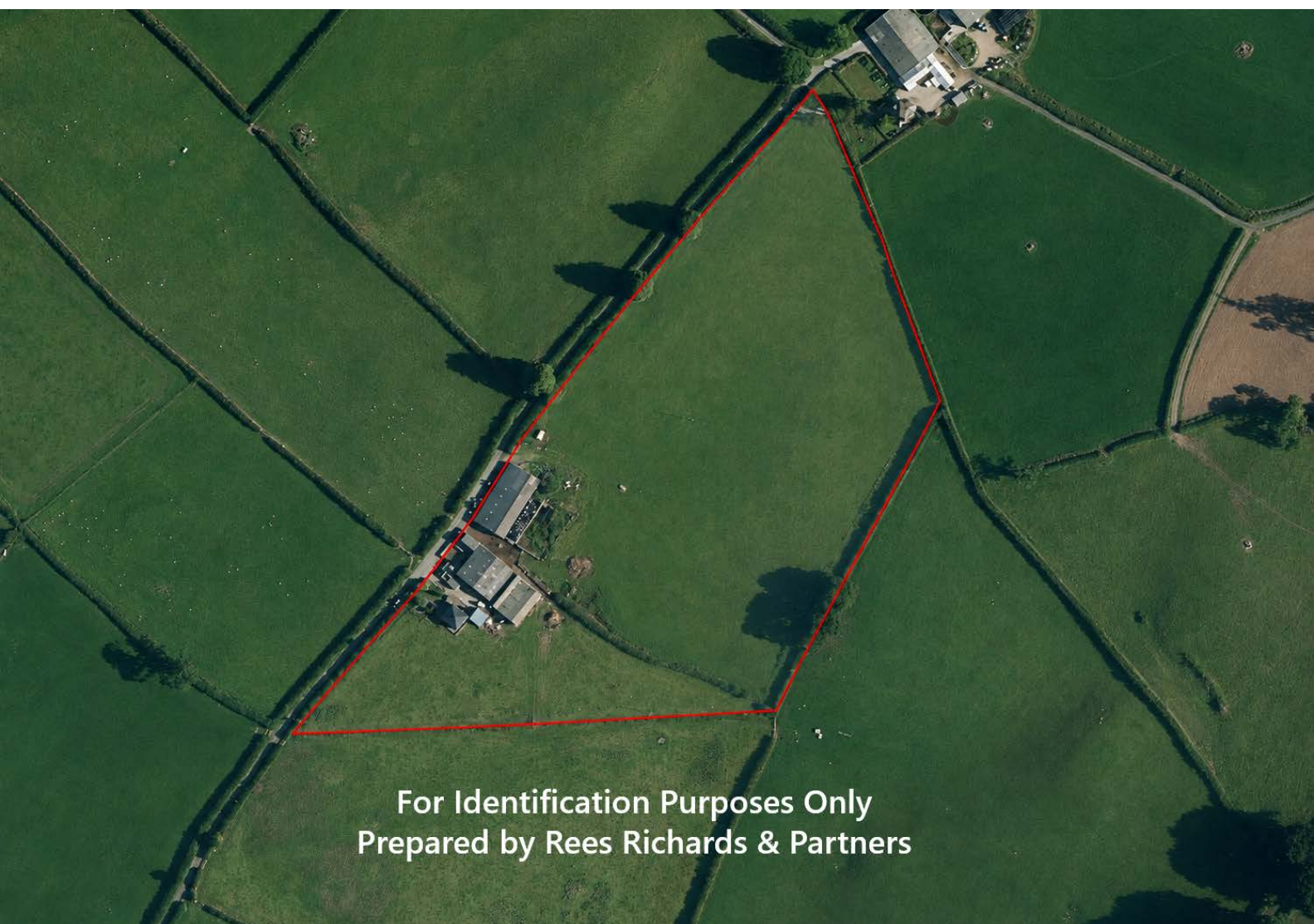
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Total Area: 101.6 m² ... 1094 ft²

All measurements are approximate and for display purposes only.



**Fairwood
Solutions**
Survey & Energy



For Identification Purposes Only
Prepared by Rees Richards & Partners