

### Ciliau-Coch Farm Marros, Pendine, Carmarthen, Carmarthenshire, SA33 4PN

- Detached Residence
- Bungalow Built up to Roof Level
- Rural Location
- Barn on Land
- Private Coastal Location
- Approx 40 Acres of Land
- Static Home On Sight
- Stunning Country and Sea Views
- Pathway Leading to Morfa Bychan Beach
- Agricultural Tie

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Offers In Excess Of £375,000

Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
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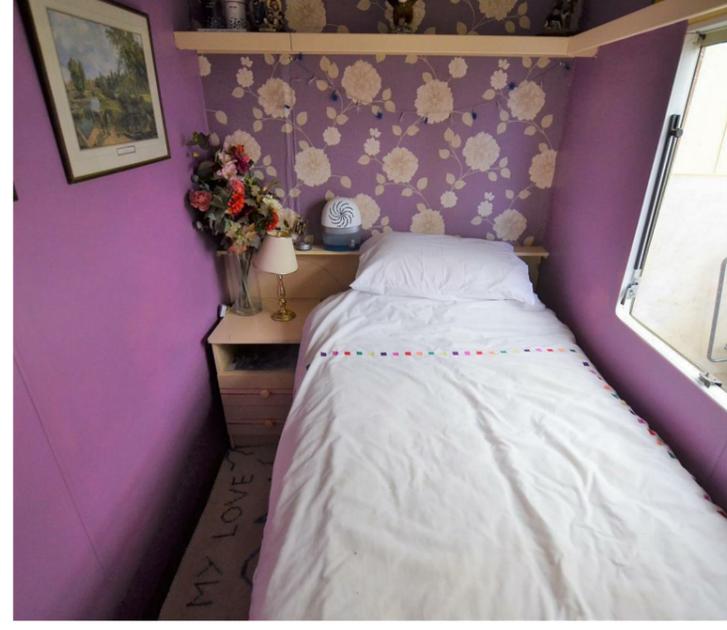
**OVERVIEW**

Cilau Coch Farm presents a fantastic opportunity to create a home within 37 acres of beautiful land looking out onto the Carmarthen Bay Coastline. This property is situated in a truly unique location, with extensive, uninterrupted sea views of Carmarthen Bay, the Gower and also Tenby. This property offers superb versatility in that it has a partially built bungalow, currently built up to roof level. When completed, the bungalow will have an overall floor area of approximately 2,800sqft with panoramic sea views. The property also has a short pathway that leads to the beach known as 'Morfa Bychan'. The structure for the bungalow is surrounded by a immaculately presented lawn, making the most picturesque garden. This area of land also has a fully working static home. Towards the top of the land, there is a large barn that will benefit the property as it provides vast amounts of storage or an opportunity to create stables. The planning consent has been implemented and is subject to an 'Agricultural Tie'. Very rare does the opportunity arise to acquire such a private coastal location, viewing is highly recommended!

For more information on planning documents, please call the Tenby Office on 01834 845 584 or visit Carmarthenshire County Council website quoting planning reference D4/20588/5.



**THE CARAVAN**



**LOCATION**

Situated on the edge of the Carmarthenshire, Pembrokeshire border in West Wales, Pendine boasts a 7 mile beach stretching from Gilmore Point to Laugharne Sands where Malcolm Campbell and J.G. Parry-Thomas set the world land speed record five times between 1924 and 1927. The beach stretches for seven miles, and is well worth the visit.

**GENERAL INFORMATION**

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: We are advised Freehold

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally.

HC/EMH/11/19/OK/EMH

From the Tenby office, head out of town and take the coastal road from Saundersfoot, through the village of Wisemans Bridge and into Summerhill. At the T Junction, turn right and follow the road through Amroth, until you eventually come to Marros. Pass the memorial and the engineering company on the right, then take the next right-hand turn. Follow the unmade track for approximately 1.2 miles and the property will be found at the end of the lane.

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LAND MAP



ELEVATION PLANS

