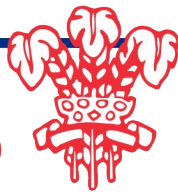


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Pen Graig Llysonnen Road, Nr Carmarthen, Carmarthenshire, SA33 5EH

Offers Around £640,000 ono

A VERY CONVENIENTLY SET 21.36 ACRE HOLDING comprising a WELL KEPT EXTENDED DETACHED FARMHOUSE, a GOOD RANGE OF MODERN OUTBUILDINGS and approximately 19 ACRES OF EXCELLENT QUALITY CLEAN GRAZING. The farmhouse offers comfortable family sized accommodation comprising 3 BEDROOMS together with well proportioned living accommodation and has been maintained to a good standard throughout. The MODERN FARM BUILDINGS extend to approximately 5,850 SQ FT in total and are suitable for a variety of agricultural, equestrian or smallholding pursuits. The land is divided into 4 ENCLOSURES, is SHEEP PROOF FENCED, clean and in very good heart and extends to approximately 19 acres together with a further approx. 1.8 ACRES OF WOODLAND / SCRUB. An increasingly rare opportunity to acquire a ready-made holding with productive land and useful buildings. NO ONWARD CHAIN. VIEWING STRICTLY BY APPOINTMENT.

LOCATION & DIRECTIONS

The What3Words location will be sent to viewers once an appointment has been arranged. Privately located at the end of an approx. 320 metre private drive (over which Pen Graig has a right of way) at OS Grid Ref SN 362210 approx 10 minutes' drive from the county town of Carmarthen. Being the county town, Carmarthen offers a fantastic range of amenities, including a regional hospital, mainline train station, primary schools, 2 secondary schools, shopping centre, multi-screen cinema, leisure centre etc. From Carmarthen, take the Trevaughan Road past the fire station and continue for approximately 2 miles. At the Plough & Harrow, turn left at the crossroads and proceed for approx. 1.3 miles where the entrance to the property will be on the left.

CONSTRUCTION

We understand the property was originally built of traditional solid stone walls with a more recent brick /block cavity rear extension under a part pitched slated roof and part felt flat roof, to provide the following accommodation. Half glazed upvc front door leading directly to the living room.

LIVING ROOM

11'5" x 11'4" (3.48 x 3.47)



With a central staircase to the first floor and a feature parquet tiled floor and a cast iron woodstove in an eye-catching stone surround and a stone hearth. Understairs cupboard to the side.

LOUNGE

11'8" x 8'9" (3.56 x 2.69)



Having a feature parquet tiled floor and a woodstove in an exposed stone surround.

FULL WIDTH KITCHEN / BREAKFAST ROOM

23'6" x 6'4" (7.18 x 1.94)



Red quarry tiled floor and fitted with a good quality range of kitchen units incorporating a Logik oven and 4 ring ceramic hob and a single drainer stainless steel sink. Plumbing for an automatic washing machine and a good sized breakfast area with half glazed upvc doors to both sides.

FIRST FLOOR

LANDING with an airing cupboard to the side.

FRONT DOUBLE BEDROOM 1

11'7" x 11'2" (3.54 x 3.41)



Having 2 picture windows overlooking the front garden, a storage cupboard and a loft access.

FRONT DOUBLE BEDROOM 2

11'8" x 9'10" (3.56 x 3.02)



REAR SINGLE BEDROOM 3

9'10" x 6'4" (3.00 x 1.95)



SHOWER ROOM

10'8" max x 6'3" max (3.27 max x 1.92 max)



With Respotex lined walls and fitted with a WC, pedestal washbasin and a walk-in shower.

EXTERNALLY

The property is accessed via a hardcore drive (shaded green on the plan) over which this property has a right of way. To the front of the dwelling there is a good sized gently sloping lawn / garden, while to the rear there is a hard-standing big enough for 2-3 vehicles.

OUTBUILDINGS



Next to the yard, there is a good range of modern buildings extending in total to approx 5,850 sq ft and comprising an Atcost type steel framed GENERAL PURPOSE BUILDING (approx 60' x 22') a 4 BAY DUTCH HAYBARN with LEAN-TOs either side etc.

LAND



The whole property extends to approx 21.36 acres and comprises approx 19 acres of excellent quality gently sloping clean grazing in 4 enclosures around the homestead - and split by a small stream. In addition, there is approx 1.8 acres of amenity woodland / scrub as marked on the plan.

SERVICES



Mains electricity. Mains water. Private drainage to a septic tank. Oil central heating. Full double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

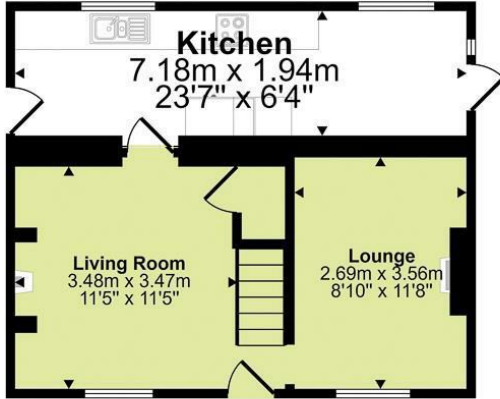
To be confirmed.

AGENTS NOTE

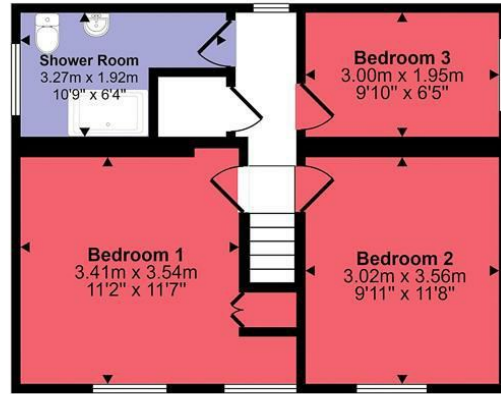
1. On official documents, the property address is Pen Graig, but we are informed it is more often called Pencraig.
2. Will prospective buyers please note that ALL viewings should be by appointment. Please do NOT be tempted to go down the drive to check the position etc without an appointment, as the dog will need to be put away and the gate at the end is padlocked and there is no turning area, which means you would have to reverse back up the drive.



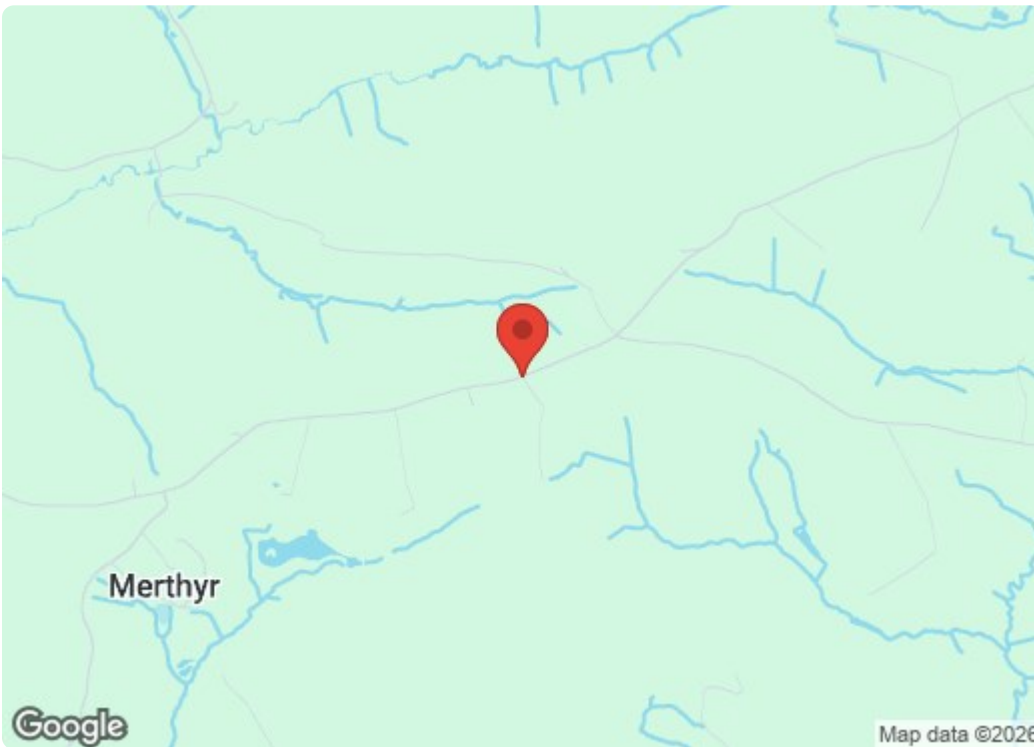
Approx Gross Internal Area
85 sq m / 916 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 43 sq m / 467 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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