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Crugydeirne, Gellywen, Nr Meidrim, Carmarthenshire, SA33 5PL

Offers Around £600,000 ono

FOR SALE DUE TO ILL HEALTH. An attractive approx 68.24 acre freehold STOCK FARM comprising an improveable privately set TIMBER FRAMED 3 BED BUNGALOW (IN NEED OF UPDATING & with an AGRICULTURAL OCCUPANCY RESTRICTION, an approx 5,846 SQ FT ATCOST TYPE BUILDING (mostly in very good condition) approx 54 ACRES CLEAN LEVEL GRAZING in & approx 14 ACRES SCRUB / WOODLAND. The bungalow benefits from upvc double glazing & solid fuel central heating & is only 20 minutes from the county town of Carmarthen or 6 miles from St Clears. Of particular interest to stock farmers or buyers looking for a large workshop with no neighbours.

LOCATION & DIRECTIONS
What 3 Words location: ??? Situated about 2.7 miles north of the village of Meidrim (which has a Primary School and Public House) approx 6 miles north of the small town of St. Clears with local shops and access to the A40 dual carriageway and about 11 miles (20 - 25 minutes drive) from Carmarthen County Town. From CARMARTHEN take the A40 west for about 4 miles towards St.Clears but then turn RIGHT on the B4298 signposted "Meidrim". Proceed to Meidrim and in the centre of the village continue past the "New Inn" and on over the stone river-bridge. Take the first right by the "Fountain Inn" onto the B4299 signposted "TRELECH". Continue along this road for approx 3 Kilometres, pass the junction on the left for "Gellywen" and continue for approx 1.3 Kilometres before forking right onto the road signposted "Pandy". The entrance to the property will be seen on the right after approx 400 metres. Sat Navs may try using small single track country lanes, which may not be advisable if using large vehicles or not familiar with the area.

CONSTRUCTION
We understand the bungalow was built in the 1960s of timber framed construction under a pitched concrete tiled roof to provide the following accommodation. FRONT ENTRANCE HALLWAY with a loft access.

LIVING ROOM
15'1" x 10'4" (4.618 x 3.165)
Having an open fire in a traditional tiled grate.

OPEN PLAN KITCHEN / DINING ROOM
22'10" x 9'7" max (6.965 x 2.944 max)
Fitted with a small range of base units and a solid fuel Rayburn incorporating a back boiler for both the centra heating and domestic hot water.

FRONT BEDROOM 1
11'10" x 10'3" (3.624 x 3.134)

FRONT BEDROOM 2
11'8" x 10'3" (3.559 x 3.132)

REAR BEDROOM 3
12'7" x 10'4" (3.856 x 3.167)

BATHROOM
7'9" x 7'3" (2.383 x 2.213)
Fitted with a modern white 3 piece bathroom suite inc a WC, pedestal washbasin and panelled bath.

THE LAND

The bungalow is approx 250 metres down a private hardcored track leading off the council maintained road; there is no need for a 4x4 and the property is accessible by car. The land is in 1 convenient block around the homestead - please refer to the attached boundary plan.

OUTBUILDINGS

To the one side of the dwelling, there is a large (approx 5,846 sq ft) Atcost type building of steel framed and concrete block construction under pitched corrugated roof. This building comprises a large open plan central section, with LEAN-TOs either side. NB: The roof to a section of a separate LEAN TO has suffered storm damage but the concrete walls seem to be in good condition.

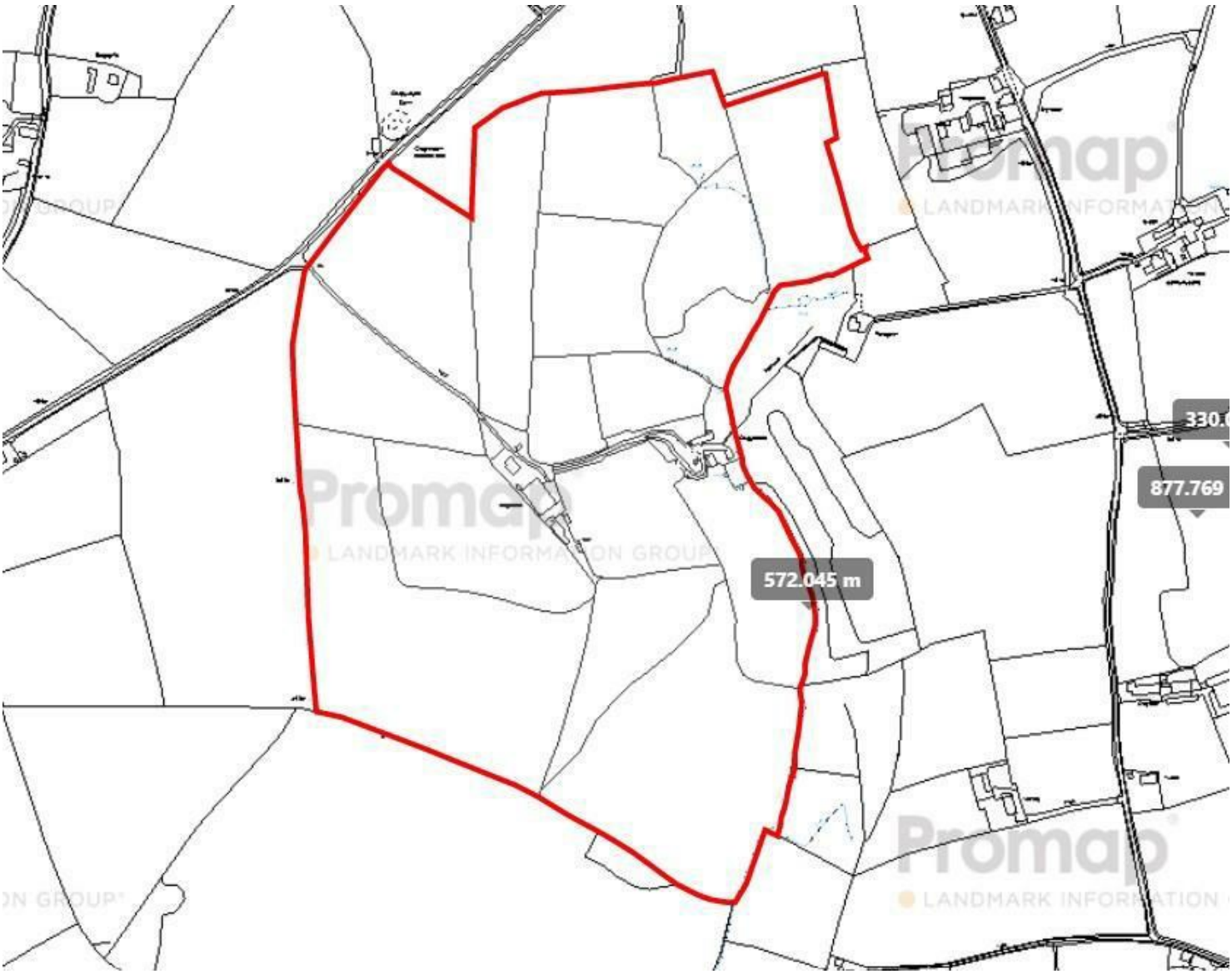
SERVICES
Mains electricity and water. Private drainage to a cesspit. Full upvc double glazing. Partial solid fuel central heating.

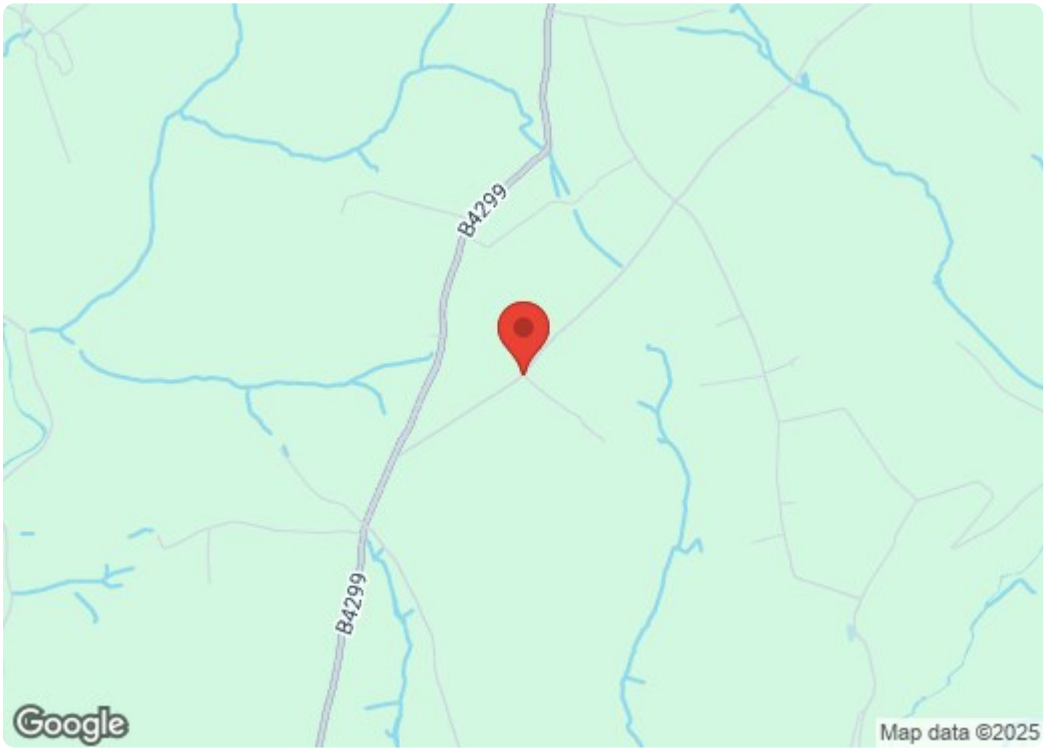
BOUNDARY PLAN
PLEASE NOTE THE BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

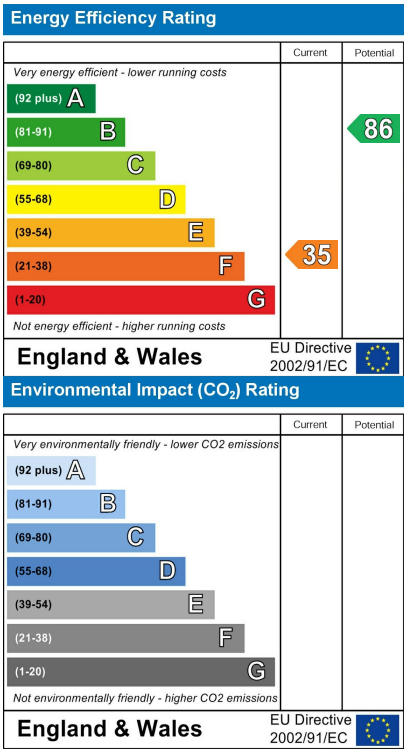
COUNCIL TAX
We understand the property is in Council Tax band D and that the Council Tax payable for the 2023 / 2024 financial year is £1,780 which equates to approximately £148.33 per month before discounts.

AGENTS NOTES
The ORIGINAL Planning Permission restricted occupancy of

the dwelling to: "a) a person SOLELY OR MAINLY WORKING, OR LAST WORKING ON A RURAL ENTERPRISE IN THE LOCALITY, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or if it can be demonstrated that there are no such eligible occupiers b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies …." But we understand this restriction was changed in November 2022 to a GENERAL agricultural occupancy restriction. A copy of the decision is available from any Evans Bros office on request.







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