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Morfa Melyn, Foelgastell, Llanelli, Carmarthenshire, SA14 7EN

Asking Price £655,000

90 Acre improvable small holding offering a detached farmhouse with annexe potential, useful portal frame outbuilding and more traditional ranges. Centrally located for privacy and surrounded by its own land being a mixture of useful pasture and further conservation/habitat lands, ideally positioned just off the village of Foelgastell, convenient to Cross Hands and the A48/M4 motorway network.

LOCATION



Located only approx 3 miles from the growing residential and commercial area of Cross Hands and the A48 dual carriageway, which benefits from a range of educational, transport and health services, Morfa Melyn lies in a private position at the termination of its own drive and standing in an elevated position with beautiful views over the surrounding area. The property benefits from easy connections to the A48/M4, at the western extent of the M4 Corridor whilst also being close to the towns of Carmarthen 10 miles, Llanelli, 9 miles, Ammanford 6 miles which all offer great employment opportunities. Swansea and Cardiff also being within easy driving distance via the M4 Motorway

DESCRIPTION



An exciting opportunity of acquiring an improvable farm with a detached farmhouse, improved some years ago and now in need of some sympathetic refurbishment and further improvement together with an adjoining section which could be incorporated into the main accommodation or alternatively used as a self contained annexe/cottage.

The property has a useful portal frame building together with further traditional ranges. The farmhouse has the benefit of uPVC double glazing and oil fired central heating to the main accommodation and provides more particularly the following -

FRONT ENTRANCE DOOR to HALLWAY



LIVING ROOM

16' x 12' (4.88m x 3.66m)



KITCHEN

16' x 14' (4.88m x 4.27m)



with base units, tiled floor, fireplace having wood burning stove

FIRST FLOOR -



BATHROOM

9' x 6' (2.74m x 1.83m)



with bath, wash hand basin, toilet, radiator

BEDROOM 1

14' x 16' (4.27m x 4.88m)



BEDROOM 2

16' x 12' (4.88m x 3.66m)

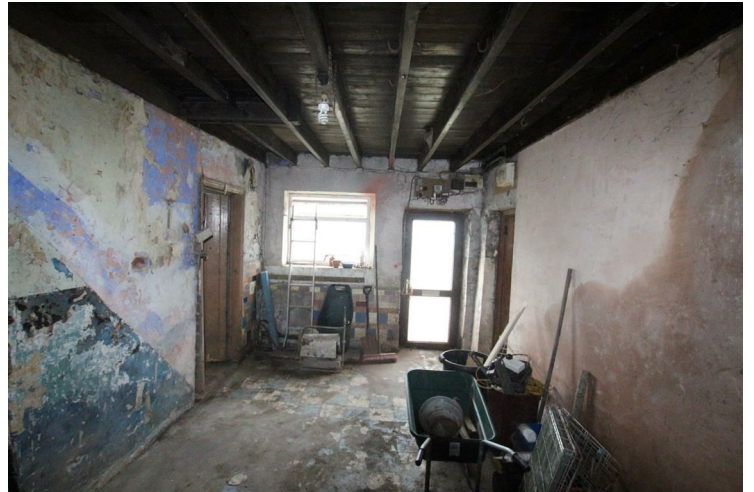


ADJOINING THE PROPERTY

being interconnected but also having separate front entrance door is a former cottage which could be incorporated into the main part of the accommodation or potentially used as a self contained annexe (subject to necessary consent), provides -

RECEPTION ROOM

12' x 10' (3.66m x 3.05m)



FORMER BATHROOM off

having cast iron bath

FORMER KITCHEN/UTILITY ROOM

17' x 9'10" (5.18m x 3.00m)

INDEPENDANT STAIRS TO FIRST FLOOR -

2 BEDROOMS

18' x 10 overall (5.49m x 3.05m overall)



EXTERNALLY



The property is approached via initially shared and then private access lane, the homestead is centrally set within the farm having a hard based yard area. To the rear of the farm is an useful portal frame building 60' x 30' utilised for livestock accommodation but also could be adapted for stabling etc. Haybarn with leanto and further stone range previously being calf beds/stables.

STONE BARN



THE LAND



Surrounds the property as identified by the enclosed plan with some useful dry pastures utilised for hay making with some further wetter lands on the periphery of the farm which could either be used for habitat/conservation purposes or improved for agricultural purposes.

Please Note - the small holding is bisected by a public footpath.

Schedule of Areas

os no	Ha	Acre
6814	2.53	6.25163
7631	2.52	6.22692
7820	0.28	0.69188
8215	1.17	2.89107
8525	0.43	1.06253
8543	2.52	6.22692
8601	3.04	7.51184
9655	4.89	12.08319
9813	1.89	4.67019
9829	3.86	9.53806
3139	1.11	2.74281
4033	1.65	4.07715
4444	1.09	2.69339
4820	2.08	5.13968
5436	1.83	4.52193
5513	1.02	2.52042
5748	1.22	3.01462
6327	1.63	4.02773
6348	0.29	0.71659
6643	1.38	3.40998
9939	0.08	0.19768

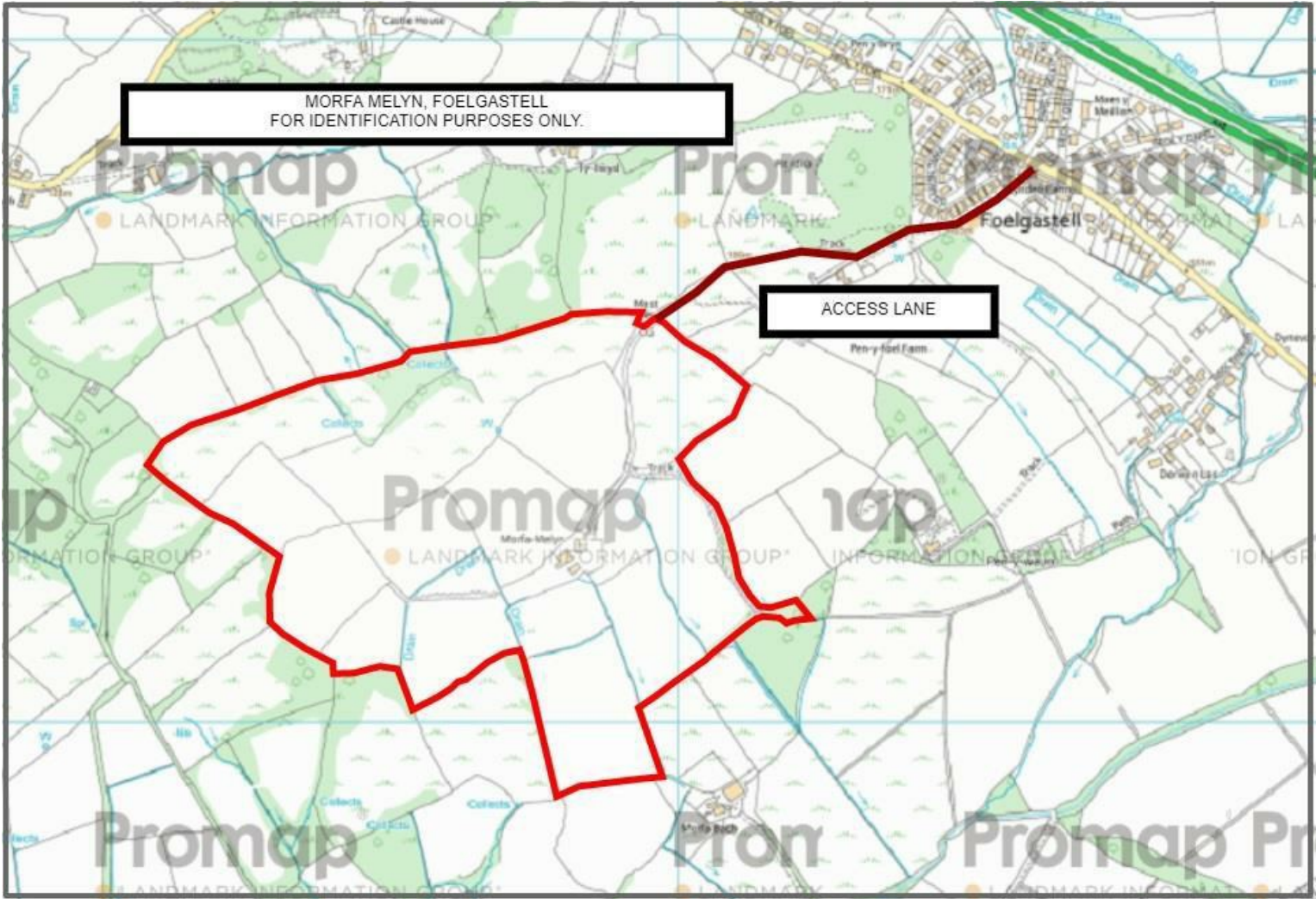
Total 36.51 90.21621

VIEW



DIRECTIONS

From Carmarthen, the property is best approached by taking the A48 dual carriageway. Just before Cross Hands, turn right signposted Foelcastell, continue to a T junction, turn left in to the village and just before The Smith's Arms on your left hand side, take a right hand turning, follow this lane bearing right at the fork to its termination at Morfa Melyn.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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