



Pantglas Llangadog, Carmarthenshire, SA19 9HT

Offers in the region of £420,000

A Choice smallholding of 5 1/2 acres or thereabouts set in wonderful location in small rural hamlet on the fringe of the popular village of Llangadog commanding lovely views over rolling farmland and comprising Period farmhouse residence in need of complete refurbishment and excellent range of buildings together with recently re-fenced and reseeded pasture paddocks which are level and border a stream which runs the the land.

Driveway to spacious vehicular courtyard. Small store shed. Versatile steel frame Garage/Workshop (12m x 7.5m); General purpose steel frame building 7.5m x 6m.

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OUTSIDE

LAND



The property is located alongside the small county road from where a spacious access drive comes into the large courtyard at the side of the house and leads to the buildings and fields.

GARAGE/WORKSHOP 39'4" x 24'0" (12m x 7.34m)



A versatile building of steel frame construction with inspection pit.

GENERAL PURPOSE BUILDING 24'11" x 19'8" (7.62m x 6.01m)

A steel frame building with steel clad entrance points into field.

The land is arranged in convenient good sized paddocks to the side and rear of the homestead. They are level, laid to pasture and capable of good yields of quality fodder. A small stream flow through the land on the south western side.

SERVICES



We are advised that that property is connected to mains electricity, water and drainage.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

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COUNCIL TAX



We are advised that the property is in Band ' ' and that the liability for the year 2017/18 is £

EDUCATION

A wide range of state schools are to be found in Llangadog, Ffairfach, Llandeilo and Llandovery - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, mountain biking and cycling from the property being in such close proximity to the Black Mountain. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hour's drive.

LOCATION

Pantglas is situated in a lovely rural setting approximately 1/2 mile from the village of Llangadog which provides a good range of shopping facilities together with Primary school and rail link on the 'Heart of Wales' line. The towns of Llandeilo and Llandovery are approximately 7 miles equi-distant and the county administrative town of Carmarthen is approximately 22 miles. The M.4 motorway can be joined at Pont Abraham or at Pontardawe/Ynysforan (Junction 45) providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS

From Llandeilo the property is located by taking the A.40 towards Llandovery for almost 6 miles. Take the third exit from the Square and Compass roundabout and proceed to the village of Llangadog. Bear left at the village centre and then turn right signposted to Myddfai. Travel on this road for approximately 1/2 mile and the property will be found on the left hand side.

VIEWING

By appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com; www.rightmove.co.uk or www.onthemarket.com



