



## **Gwendw Gwyn Ffaldybrenin, Farmers, Llanwrda, Carmarthenshire, SA19 8QN**

**Offers in the region of £335,000**

Set in a stunning south facing location a short distance from the pretty village of Ffaldybrenin commanding panoramic views over a vast expanse of countryside. A delightful 8 acre smallholding comprising small cottage residence which has a certificate of lawfulness, together with an extensive range of barns and ancillary buildings with potential for further development subject to planning consent. The whole stands in level or gently sloping grounds of 8 acres arranged in 2 paddocks together with areas of amenity woodland and is approached off a small private lane.

Viewing of this gem is highly recommended, book a viewing today. PLEASE DO NOT FOLLOW SAT NAV FOLLOW THE DIRECTIONS AS DETAILED ON THE INSIDE OF THE BROCHURE.

# Ffaldybrenin, Llanwrda, SA19 8QN

## LAND



The land extends to 8 acres or thereabouts in 2 enclosures together with a small area of woodland.

## LOCATION



The small hamlet of Ffaldybrenin is a short distance from the village of Pumpsaint which is noted for its Dolaucothi estate, being National Trust owned. It is approximately 15 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The University town of Lampeter is approximately 9 miles with a good range of facilities and the county administrative town of Carmarthen is approximately 25 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

## DIRECTIONS

PLEASE DO NOT FOLLOW SAT NAV. From Llandeilo take the B3402 to Talley continue on this road towards Lampeter where it joins with the A484. Turn left and proceed towards Lampeter for approximately 3 miles then take the right hand turning before the "Checkpoint" garage and follow this road to the village of Ffaldybrenin. At the village drive straight across the small crossroads to the top of the hill where the entrance drive will be found on the left hand side.

## SERVICES



The property is presently off grid to any services.

## TENURE AND POSSESSION



We are advised that the property is freehold.

## EDUCATION

A wide range of state schools are to be found in Llanwrda, Llandeilo, Llandovery and Lampeter - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk) and [www.ceredigion.gov.uk](http://www.ceredigion.gov.uk). Private schools include Llandovery College and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

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## VIEWING



Strictly by appointment through the agent

## SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in 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 hours drive.

## COUNCIL TAX

We are advised the council tax band is A

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: [www.bjpc.co.com](http://www.bjpc.co.com); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com) or [www.onthemarket.com](http://www.onthemarket.com)

## 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.

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

