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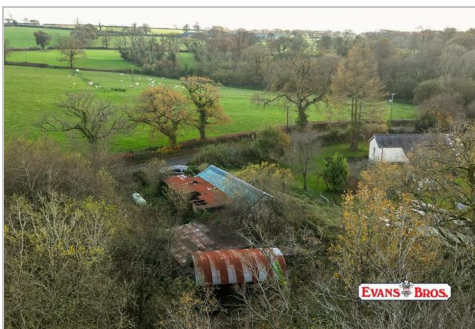
Established in 1895

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Barn Adj Allt Goch Lodge, Llanarthney, Nr Carmarthen, Carmarthenshire, SA32 8HT

Offers Around £170,000 ono

FOR SALE BY PRIVATE TREATY ON THE INSTRUCTIONS OF THE NATIONAL BOTANICAL GARDENS OF WALES. A beautifully located freehold approx 789 SQ FT brick built barn WITH FULL PLANNING CONSENT for “change of use [and extension] to a self-contained [2 bedroomed single storey] dwelling” and set on an approx 0.43 ACRE PLOT. The building currently measuring approx 55’ x 14’6” is just 8.5 miles from Carmarthen town centre and located in a very attractive rural location between the ever popular villages of Llanddarog and Llanarthney; some 30 minutes from Swansea and just 9 miles from the M4 at Pont Abraham. GOOD SIZED GROUNDS with ample space for off road parking and a garage. No onward chain.

LOCATION & DIRECTIONS

Conveniently yet peacefully located at OS grid ref SN 532 178 in a set back position next to an unclassified council maintained lane, approx 1.75 miles from the popular Towy Valley village of Llanarthney. The ever popular village of Llanddarog is approx 3.5 miles away, Porthyrhyd is approx 1.7 miles away, the county town of Carmarthen is 8.5 miles to the west while Swansea is 21 miles (approx 30 minutes drive) away mainly along the M4. From Carmarthen take the A48 East as if heading towards Swansea or Cardiff. After approx 7.5 miles turn left towards the National Botanic Garden Of Wales (shortly after the Llanddarog junction) and continue to the roundabout. Take the 2nd exit (not the turning for the Botanic Gardens) and proceed for approx 1 mile, where the entrance will be seen on the left - identified by an Evans Bros "For Sale" board and approx 30 yards after the entrance to the neighbouring Lodge.

SERVICES

Private drainage - See Agents Notes. There is currently no mains water or electricity. Prospective buyers will probably need to install a private bore hole.

AGENTS NOTES

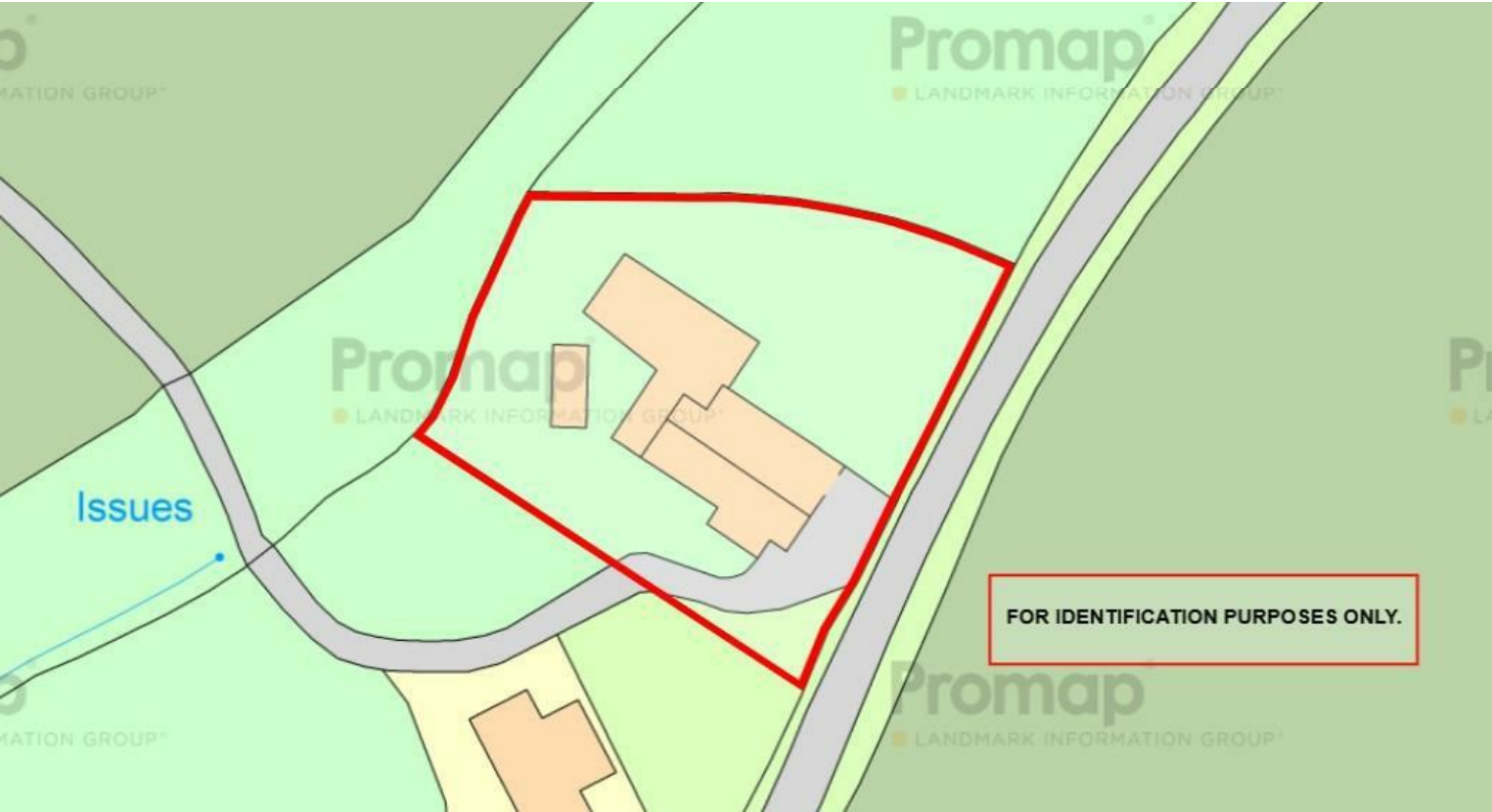
1. Under the Section 106 Agreement, the buyer will need to pay a £6,765 Affordable Housing Contribution to Carmarthenshire County Council. A copy of the S106 Agreement is available from any Evans Bros office on request.

2. We are informed the current owners will provide a shared new sewage treatment plant which complies with Natural Resources Wales regulations. The National Botanical Garden Of Wales will pay for the installation but after completion, it will then be the buyers responsibility to maintain it.

3. The existing LPG tank will be removed when the sale of the barn is completed.

4. Copies of the Full Planning Consent, Proposed Floor Plan and other documents are available on request from any Evans Bros office.

5. We understand the static caravan on the neighbour's lawn is there temporarily while the owners have building work carried out.



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 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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