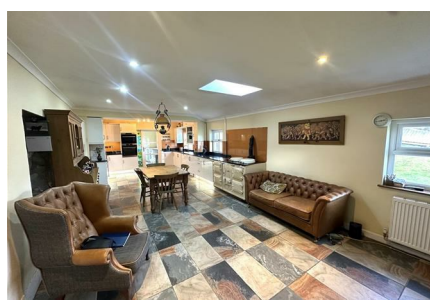




Llettytegan Farm Carmarthen

Guide Price £795,000

- Well equipped 33 acre holding with a Diverse Appeal
- High Residential Appeal - Spacious 4 Bedroomed Farmhouse
- Traditional stone range with full planning permission in situ for conversion to a 4 Bed Dwelling
- Good range of Modern Livestock / General Purpose Buildings
- Tucked away yet Convenient Location
- Spacious rooms Throughout
- Oil Central Heating & uPVC Double Glazing
- Sought after location on the outskirts of the county town of Carmarthen
- Option of a further 35 acres by Separate Negotiation
- EPC - E



A well equipped holding with a diverse appeal having a 4 bedroom farmhouse of high residential quality together with a range of outbuildings including a traditional stone range with full planning permission in situ for conversion to a 4 bed dwelling. The property benefits further from a good range of livestock / general purpose buildings & approx 33 acres of land, with the better land being suitable for cropping as well as grazing (option of a further 35 acres available by separate negotiation. Sought after location on the outskirts of the county town of Carmarthen. **VIEWING STRICTLY BY PRIOR APPOINTMENT**

Location

Enviously located in a tucked away scenic location just 0.5 miles off the A485 at the end of a no-through adopted single track highway with a drive leading into the farmyard and around to the surrounding. The property is convenient to the administrative centre of Carmarthen which offers a wide range of amenities, including a mainline train station with links to major cities, a regional hospital, 2 secondary schools, leisure centre, multi-screen cinema, high street shops and more.

Front Entrance Hallway

with stairs leading to first floor, radiator & front entrance door

Living Room

27'5" x 15'11" (8.36m x 4.85m)

with multi fuel stove, alcove shelving, windows to the front & radiators

Dining Room

16'2" x 10'3" (4.93m x 3.12m)

window to front & multi fuel stove

Kitchen / Diner

32'11" x 13'1" (10.03m x 3.99m)

A stylish and bespoke kitchen with base & wall storage units, granite work surfaces, copper sink & taps feature glass panels, integrated AEG steam oven / cooker & microwave, induction hob with built in extractor fan, Bosh dishwasher, integrated fridge freezer, baumatic espresso centre coffee machine, 4 oven AGA with hot plate & two hobs, further pantry cupboard with draws & pull out shelving unit, radiator & tiled flooring.

Utility Room

10'11" x 9'3" (3.33m x 2.82m)

with door to side grounds, tiled flooring, plumbing for automatic washing machine, rear window & base & wall units.

Rear Entrance Hallway

7'9" x 4'6" (2.36m x 1.37m)

door to side & tiled flooring

Cloakroom

4'10" x 3'3" (1.47m x 0.99m)

with WC, wash hand basin & window to side & rear.

FIRST FLOOR

Landing

with rear window

Bedroom 1

17'9" x 12'3" (5.41m x 3.73m)

front window

Bedroom 2 / Office

9'7" x 6'0" (2.92m x 1.83m)

suitable as as an office / study room or as small bedroom

Principle Bedroom

14'11" x 14'4" (4.55m x 4.37m)

A spacious room with window to front & -

En-suite

7'5" x 4'8" (2.26m x 1.42m)

with WC, wash hand basin & shower cubicle

Bedroom 3

17'8" x 10'9" (5.38m x 3.28m)

with window to the front



WC

4'8" x 2'8" (1.42m x 0.81m)

with wash hand basin & side window

Airing Cupboard

housing the hot water tank & shelving units

Family Bathroom

8'9" x 6'10" (2.67m x 2.08m)

with freestanding bath, shower & sauna Aqualux, WC, wash hand basin, towel rail & side window

Outbuildings

A good range of traditional outbuildings to include stone built former cowshed with hayloft & more

Former Cowshed

with two loose stable boxes & electricity connected

Former Egg Processing Room

18'2" x 16'0" (5.54m x 4.88m)

with electricity connectivity & electric heaters

Dutch Barn

54'11" x 17'1" (16.74m x 5.21m)

with corrugated iron elevations & pitched roof, water trough & handling pen

Further Dutch Barn

34'5" x 17'2" (10.49m x 5.23m)

with corrugated iron elevations & pitched roof, water trough & handling pen

Loose Housing Livestock Building

126'3" x 21'7" (38.48m x 6.58m)

Timber and steel stanchions with concrete block, part Yorkshire boarding and box profile sheeted elevations under a mono-pitched box profile sheeted roof. Water troughs & electric waterproof double plugs

Loose Housing Livestock Building 2

42'7" x 25'2" (12.98m x 7.67m)

Concrete block built with Yorkshire boarding elevations under a mono-pitched box profile sheeted roof.

McGregor Polytunnel

65' x 32' (19.81m x 9.75m)

with water supply, electricity connectivity & power sockets

Pole Barn

25'6" x 19'1" (7.77m x 5.82m)

Timber framed with box profile sheeted elevations and mono-pitched roof.

Former Chicken Enclosures

Two 20m x 10m buildings with connection to mains electricity & water, of a metal construction under an insulated pitched corrugated roof & plastic sheeted roofs.

The Land

Extends to approx 33 acres in all with the option of a further 35 acres if desired by separate negotiation. There is plenty of good quality grazing / cropping land on offer in compact, convenient enclosures being gently sloping in nature along with some rougher improvable grazing.

Services

We understand that the property benefits from main electricity, private drainage & oil central heating. The property benefits from a private water supply via a borehole which is shared with an adjacent property, the borehole also supplies various water troughs throughout the land.

Directions

What3Words: spends.cookbooks.slicer

Upon entering Rhydargaeau on the A485 heading south towards Carmarthen, take the first left hand turning at the junction, continue down the road taking the next left on the fork, continue down this road for a mile or so & Llettyegan Farm can be found at the culmination of the no through road.

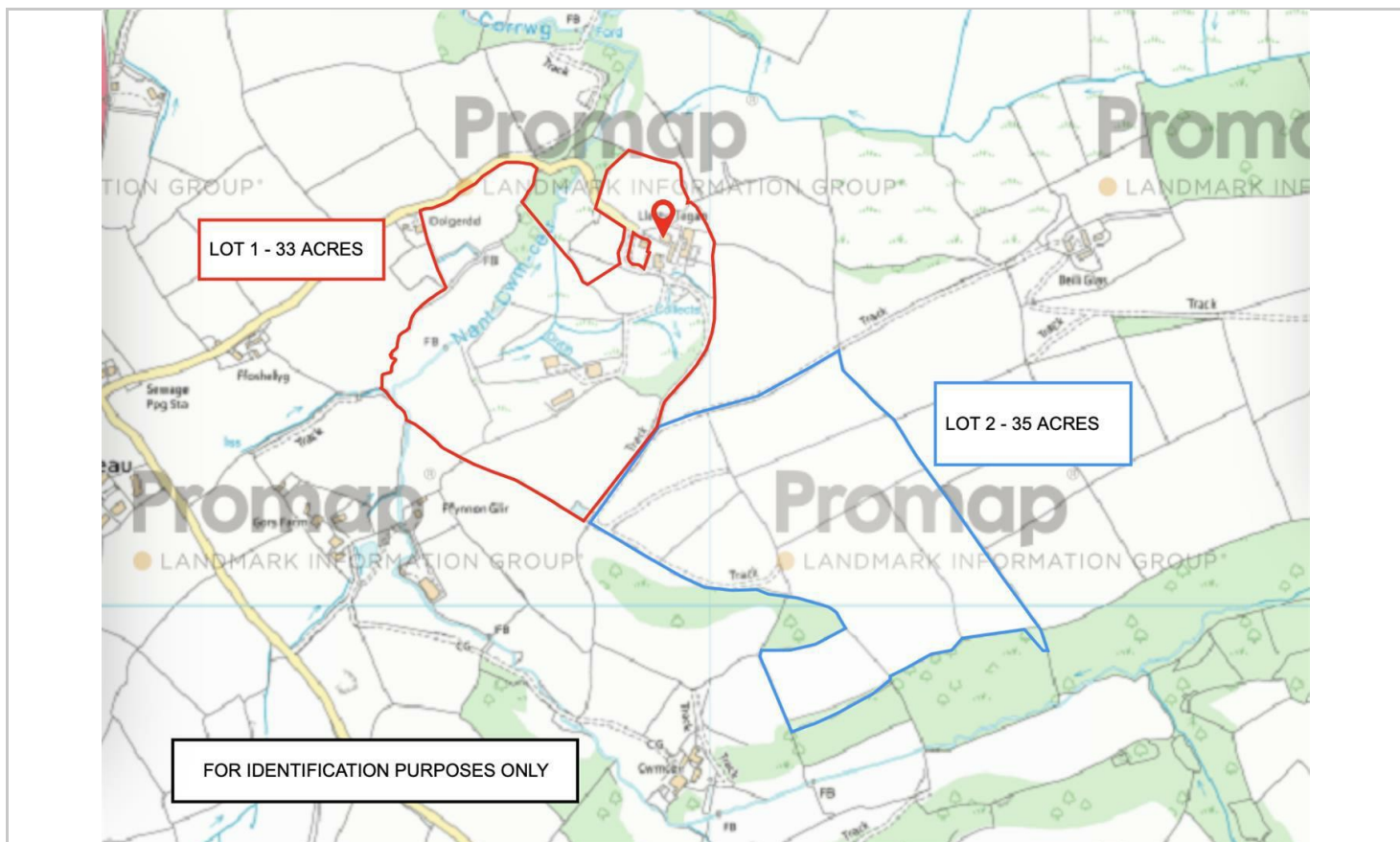
Viewing

STRICTLY & ONLY BY PRIOR APPOINTMENT BY THE. SELLING AGENT - EVANS BROS, LAMPETER 01570 422 395.

Council Tax Band 'F'

We understand that the property is in council tax band 'F' with the amount payable per annum being £2958.





| 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 | | |
| | | 82 |
| | 46 | |
| 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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