

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Surveyors

Est. 1998

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- **34.28 ACRE RESIDENTIAL SMALLHOLDING.**
- **PEACE AND TRANQUILITY OF A RURAL SETTING.**
- **PERIOD 17TH CENTURY 'COTTAGE STYLE' FARMHOUSE.**
- **COULD BE ADAPTED TO SUITE MULTI-GENERATIONAL LIVING.**
- **HOMESTEAD DELIGHTFULLY SITUATED SET WELL BACK OFF AND ABOVE THE ROAD.**
- **OVERLOOKING AFON DULAIS AND GWENDRAETH FACH RIVER VALLEYS.**
- **4/5 BEDROOMS. 3 LIVING ROOMS. 3 WC's.**
- **9 MILES SOUTH OF CARMARTHEN.**

**Gro-Gwynion**  
**Porthyrhyd**  
**Carmarthen SA32 8PX**

**£650,000** OIRO  
**FREEHOLD**

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Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.





A most convenient delightfully situated **34.28 ACRE RESIDENTIAL SMALLHOLDING** having the benefit of **dual road frontage** being located **overlooking the Gwendraeth Fach River Valley** enjoying **far reaching views from Llanddarog to 'Paxton's Tower' and beyond** and comprising a **PERIOD 4/5 BEDROOMED-3 RECEPTION ROOMED 'cottage style' FARMHOUSE** together with a **STONE BARN** that affords excellent scope and 3 **BAY SILO** together with 33 acres of land of which **23 acres provides productive level to sloping grazing/cropping land** with there being approximately 7 acres of rough grazing and **approximately 1 acre of mature woodland** situated set back from a Class III Council maintained road that leads from **Porthyrhyd to Crwbin** within **1 mile of the B4310 Llanddarog to Drefach Road** (bus route), is within **1.1 miles of the village shop and Public Houses at the centre of Porthyrhyd**, is within **1.5 miles of the A48 dual carriageway**, is within **2.3 miles of the Primary School at Llanddarog and National Botanic Garden of Wales**, is within **8 miles of Cross Hands and its Business Park** and the property is located some **9 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

**THE PERIOD 'COTTAGE STYLE' FARMHOUSE REPUTEDLY DATES BACK TO THE 17<sup>TH</sup> CENTURY AND ENJOYS A SUNNY SOUTH FACING POSITION WITH FAR REACHING VIEWS TO THE REAR OVER THE GWENDRAETH FACH RIVER VALLEY AND COULD EASILY BE ADAPTED SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED FOR MULTI-GENERATIONAL LIVING.**

**FIRST TIME ON THE MARKET SINCE 1998.      MANY CHARACTER FEATURES.**

**OIL C/H.      PARTIAL PVCu DOUBLE GLAZING.**

### **CANOPIED ENTRANCE PORCH**

**RECEPTION HALL 16' 3" x 4' 5" (4.95m x 1.35m)** with glazed/panelled entrance door. Patterned tiled floor. Staircase to first floor.

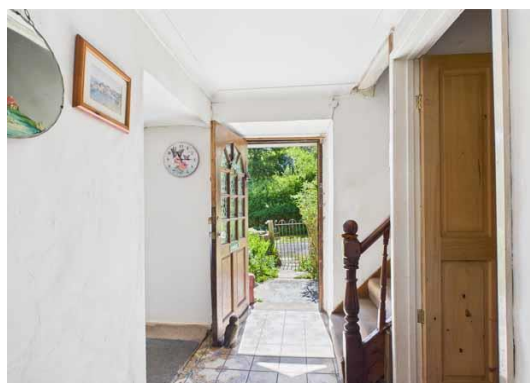
**SITTING ROOM 23' 4" x 9' 6" (7.11m x 2.89m) overall** with radiator. Exposed beamed ceiling. 2 PVCu double glazed windows to fore. Multi-fuel roomheater with feature pine mantle over (reputedly from a ship). Understairs storage area. 4 Power points.

**FITTED 'GALLEY' STYLE KITCHEN 23' 4" x 8' 5" (7.11m x 2.56m) overall** slightly 'L' shaped with tiled floor. Part tiled walls. Exposed beamed ceiling. PVCu double glazed window. Range of fitted base and eye level kitchen units incorporating a ceramic hob, cooker hood, double oven and sink bowl all with granite worksurfaces. Telephone point. Radiator. 15 Power points. Opening to

**LIVING/BREAKFAST ROOM 15' x 12' (4.57m x 3.65m) plus 6' 10" (2.08m) wide bay window** with a **far reaching view** over the Gwendraeth Fach River Valley and beyond. Patterned tiled floor. Radiator. Exposed beamed ceiling. Fitted shelving. Electricity consumer unit and meter. 4 Power points. Multi-fuel roomheater. PVCu double glazed window to side. Glazed/panelled door to the hall. Door to

**UTILITY ROOM 9' 9" x 6' 2" (2.97m x 1.88m)** with ceramic tiled floor. Plumbing for washing machine. PVCu double glazed window. 2 Power points. Part sloping beamed/'T&G' boarded ceiling. Door to rear.

### **REAR CANOPIED PORCH**



**OFF THE REAR HALL** a 3' 9" (1.14m) wide opening leads to

**INNER HALL** 16' 11" x 6' 4" (5.15m x 1.93m) with feature 'wagon wheel' stained glass window. PVCu double glazed window to fore. C/h timer control. 'Mistral' oil fired central heating boiler. Staircase to first floor. 2 Power points. Exposed stone wall. Opening to

**CLOAKROOM** with ceramic tiled floor. Pedestal wash hand basin. Part tiled walls.

**WALK-IN STORAGE CUPBOARD OFF**

**WET ROOM** 5' 11" x 3' 9" (1.80m x 1.14m) with ceramic tiled floor. Extractor fan. Fully tiled walls. Plumbed-in shower. Tiled seat.

**SEPARATE WC** with ceramic tiled floor. PVCu opaque double glazed window. Part exposed beam. Fully tiled walls.

**LOUNGE/DINING ROOM** 29' 6" x 17' (8.98m x 5.18m) plus 11' 11" (3.63m) wide bay windows off to both the front and rear with sliding PVCu double glazed patio doors and side screens. 6 Radiators. Double aspect. Understairs storage area. PVCu double glazed window to fore. Multi-fuel roomheater on slate hearth. Part boarded effect flooring. TV and telephone points. 10 Power points. This room was formerly a cowshed. From the [rear patio door far reaching views](#) are enjoyed over the Gwendraeth Fach River Valley and beyond.

**FIRST FLOOR** - approached via 2 separate staircases

**LANDING** with part exposed beam.

**BEDROOM 5/GAMES ROOM/HOME OFFICE** 16' 6" x 14' 6" (5.03m x 4.42m) overall 'L' shaped with radiator. 2 PVCu double glazed windows. Vaulted part sloping ceiling with exposed beam. Radiator. From the rear window a [far reaching view](#) is enjoyed over the Gwendraeth Fach River Valley. Door with restricted access to the bathroom. Fitted eaves storage cupboard with louvre doors. 2 Power points.

**SEPARATE WC** with 2 piece suite comprising WC and wash hand basin with tiled splashback. Exposed beamed sloping ceiling. Folding door.

**BEDROOM 1** 18' 9" x 16' 7" (5.71m x 5.05m) overall with 6 power points. Radiator. Part sloping vaulted exposed beamed ceiling. 2 PVCu double glazed windows. 1 Wall of exposed stone. **Walk-in wardrobe off** with double louvre doors. Fitted eaves cupboards/wardrobes with louvre doors. From the rear window a [far reaching view](#) is enjoyed over the Gwendraeth Fach River Valley.

**LANDING** (approached via the staircase from the reception hall) with access to loft space.





**SIDE BEDROOM 2** 15' x 8' 4" (4.57m x 2.54m) with radiator. PVCu double glazed window to side. Part exposed painted beams. 2 Power points. 'T&G' boarded ceiling.

**FAMILY BATHROOM** 15' 6" x 7' 3" (4.72m x 2.21m) with boarded effect flooring. Radiator. Part sloping ceiling with 2 double glazed 'Velux' windows. Part tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and 'slipper' bath with shower attachment. Quadrant shower enclosure with waterproof panelled walls and electric shower over.

#### **FITTED AIRING/LINEN CUPBOARD**

**SIDE BEDROOM 3** 17' 10" x 8' 1" (5.43m x 2.46m) with radiator. PVCu double glazed window to side. 'T&G' boarded part sloping ceiling. Exposed boarded floor. Painted part exposed beams. 2 Power points.

**REAR BEDROOM 4** 14' 9" x 12' (4.49m x 3.65m) with PVCu double glazed window with a **far reaching view** over the Gwendraeth Fach River Valley and beyond. Radiator. 2 Power points. Part exposed painted beams to part sloping ceiling.

#### **EXTERNALLY**

The homestead is approached from the Council maintained Class III road via a metalled/hardcored driveway over which there is a right of way on the first part (to first bend) in favour of an adjoining landowner. The entrance drive terminates at the homestead where there is a gated walled forecourt with grapevine and lawned areas to fore with wild plum tree. On the opposite side of the lane lies a former vegetable garden and orchard with 3 apples and 1 plum tree. Rear lawned garden. From the rear garden far reaching views are enjoyed over the Gwendraeth Fach River Valley towards Llanddarog, 'Paxton's Tower' and beyond.

#### **FORMER OUTSIDE WC**

#### **ADJOINING THE FARMHOUSE LIES: -**

**FORMER 6 TIE COW SHED** 20' x 13' 10" (6.09m x 4.21m) presently utilised as a workshop with HAY LOFT OVER.

#### **2 LEAN-TO PIG STY'S**

**STONE/SLATE BARN** 41' x 15' 10" (12.49m x 4.82m) overall presently **sub-divided into 3 stables**, side personal door. 6' 6" (1.98m) Wide door to fore. Part hay loft over. Water tap. **Off the rear of the barn a 5' (1.52m) wide gate gives access to**

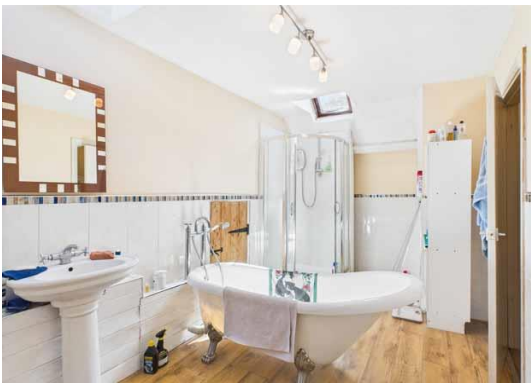
**FORMER 3 BAY LOOSE HOUSING SHED** 50' x 20' 7" (15.23m x 6.27m) that has been **storm damaged**. Part enclosed. In disrepair. **Previously sub-divided into 9 stables**.

#### **LEAN-TO TO SIDE OF STONE BARN**

**3 BAY SILO** 63' x 17' (19.19m x 5.18m) part enclosed

**STORE SHED** timber framed







## THE LAND

the holding amounts to 34.28 acres of which some 23 acres is clean, laid to pasture and provides excellent cropping/grazing being stock proof fenced and served by the mains and natural water supplies. In addition there are approximately 7 acres of rough grazing together with approximately 1 acre of mature woodland and there is a 1.5 acre enclosure that has been left to nature. The south western most field enjoying frontage to the Mynyddcerrig/Cwmisfael Road. **There is also a small lake amounting to approximately a third of an acre.**

## NOTE

Applicants may be interested to note that due to the property benefiting from a dual road frontage that the main dwelling can be purchased with a lesser acreage if so desired and [subject to negotiation](#).











**ENERGY EFFICIENCY RATING: -**

**ENERGY PERFORMANCE CERTIFICATE: -** The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

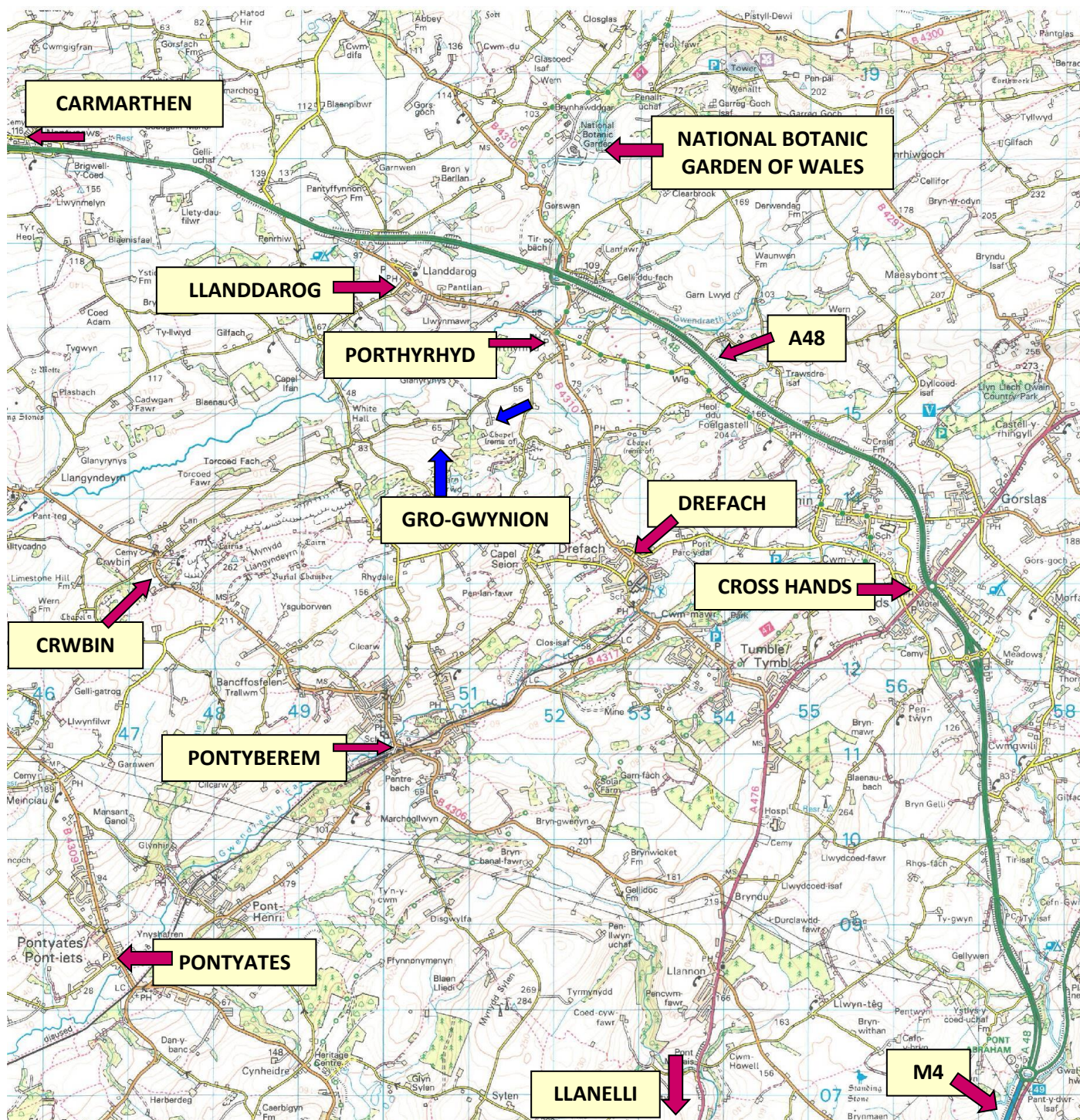
**SERVICES: -** Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX: -** BAND F. 2025/26 = £3,094.67p. *Oral enquiry only.*

**LOCAL AUTHORITY: -** Carmarthenshire County Council County Hall Carmarthen.







**DIRECTIONS:** - Upon entering **Porthyrhyd** from the **Carmarthen** direction travel **past** the village shop/sub post office and Cemetery and **turn next right** (blue signpost - 'unsuitable for articulated vehicles'). Continue along this Class III Council maintained road **past** the left hand turning for Mynyddcerrig **continuing towards Crwbin**. Travel **past** the left hand turning for 'Wernlas Farm' continuing around a **sharp right hand bend** and the **entrance to 'Grogwynion'** will be found a little further along on the **left hand side**.

**AGENTS NOTE:** - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

18.05.2025 - REF: 7039