



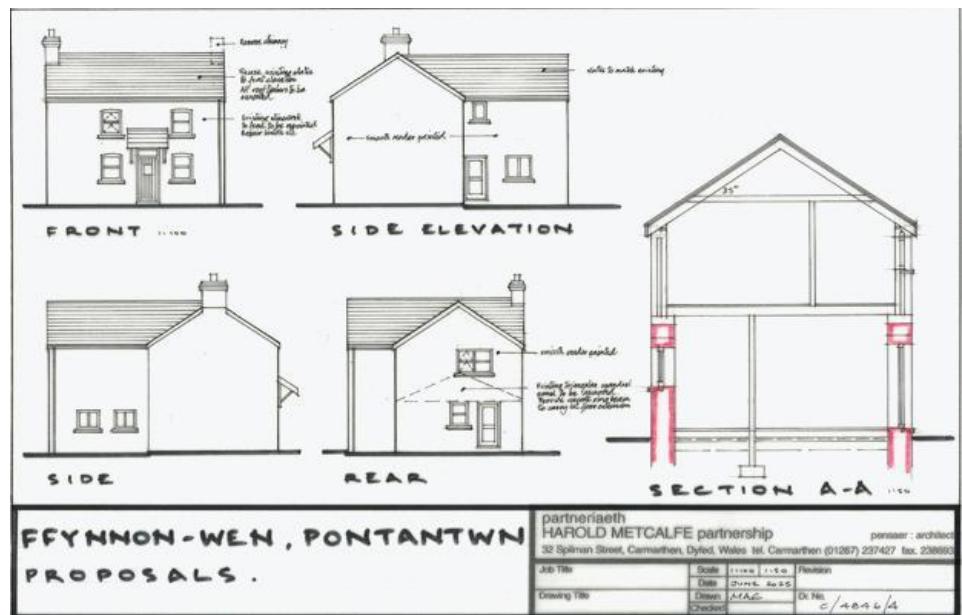
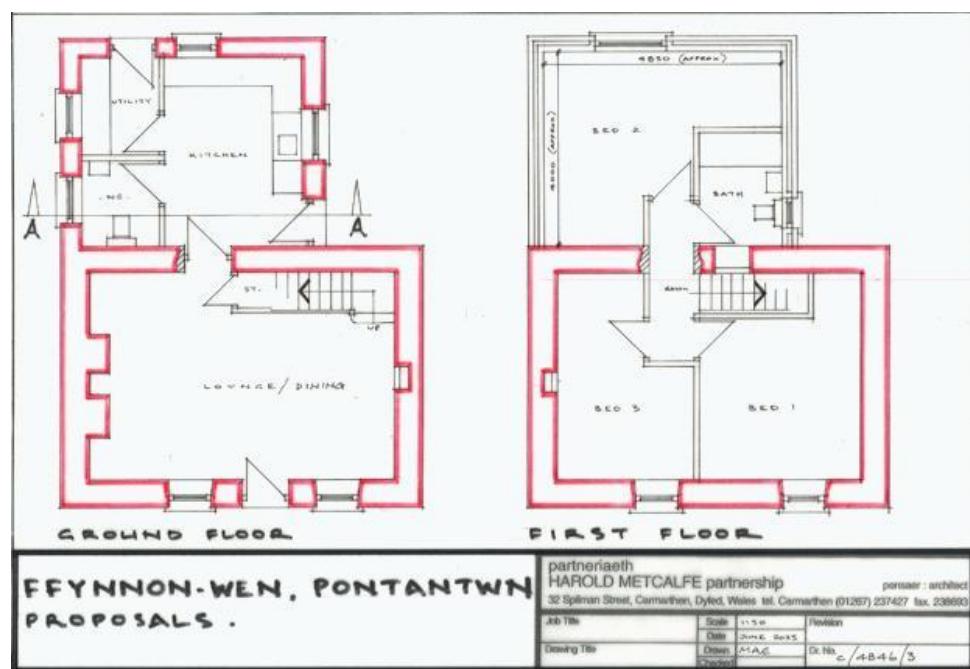
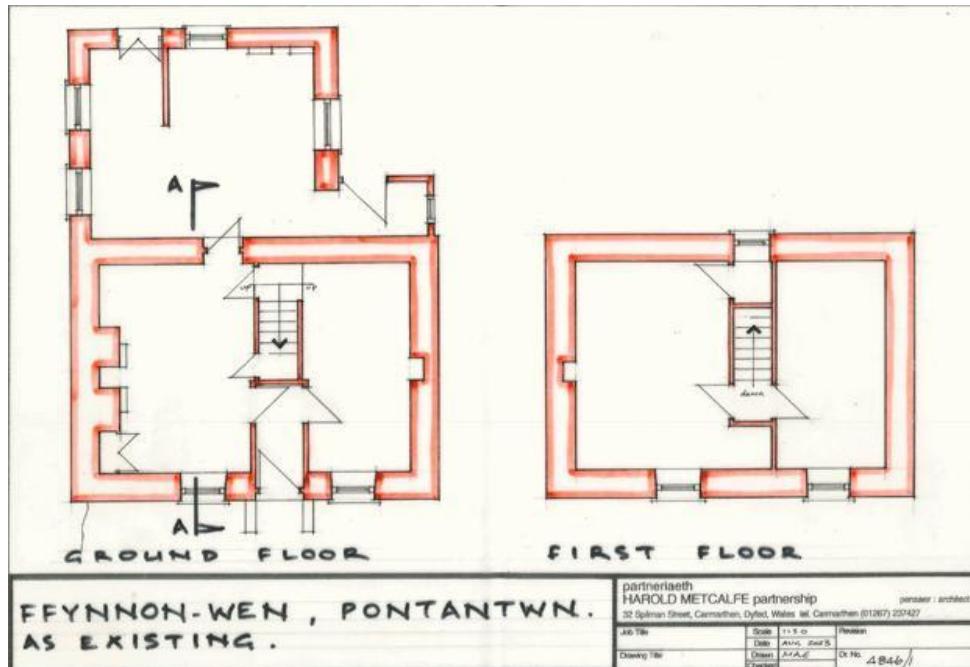
- **FREEHOLD COTTAGE IN NEED OF RENOVATION WITH 5.44 ACRES.**
- **FULL PLANNING PERMISSION FOR THE RENOVATION AND RESTORATION OF THE EXISTING PROPERTY.**
- **5.32 ACRE FIELD ON OPPOSITE SIDE OF THE ROAD TO THE HOUSE.**
- **JUST OFF THE B4309 'CARMARTHEN TO PONTYATES' ROAD.**
- **FIRST TIME ON THE 'OPEN MARKET' IN OVER 100 YEARS.**
- **EXCELLENT RE-DEVELOPMENT OPPORTUNITY.**
- **FRONTING QUIET CLASS III COUNCIL MAINTAINED ROAD.**
- **3 MILES PONTYATES. 5.5 MILES CARMARTHEN.**

**Ffynnon Wen**  
Pontantwn  
Kidwelly SA17 5HP

**£169,950** OIRO  
**FREEHOLD**

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*A most conveniently situated **5.44 ACRE HOLDING** comprising a dilapidated 'L' shaped former two storey **DETACHED HOUSE** and garden that has the benefit of **FULL PLANNING PERMISSION** for the renovation and restoration of the existing property to include a first floor extension over the existing rear ground floor projection (former kitchen) with on the **opposite side of the road** a **DILAPIDATED FORMER COWSHED** (no roof) and **5.32 ACRES OF LAND** situated fronting on to a Class III Council maintained country road just off the B4309 'Carmarthen to Pontyates' Road (bus route) enjoying a sunny southerly aspect within 3 miles of the convenience store/petrol filling station and local facilities and services at the centre of Pontyates, is located within 5 miles of Ffos Las Racecourse, is within 3 miles of the rural village of Llandyfaelog, is located some 5.5 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen, is located some 10 miles of Llanelli town centre and Cross Hands, its Business Park and the A48 dual carriageway.*

**FIRST TIME ON THE MARKET IN OVER 100 YEARS. NO FORWARD CHAIN.**

**THE DWELLING COMPRISSES A DETACHED 'T' shaped stone built FORMER 'cottage style' FARMHOUSE** that briefly previously comprised: - ENTRANCE HALL, SITTING ROOM, LIVING ROOM, KITCHEN/DINING ROOM, with at FIRST FLOOR LEVEL a LANDING and 2 BEDROOMS.

### **EXTERNALLY**

Forecourt with side parking area and former garden areas. The dwelling and immediate grounds amounting to 0.12 of an acre. From the side/rear garden far reaching **views** are enjoyed over the Gwendraeth Fach river valley and hamlet of Pontantwn.

### **THE LAND**

The land lies on the opposite side of the road to the former dwelling and amounts to **5.32 acres or thereabouts** being in one enclosure. The land is gently sloping and requires restoration.

**FORMER 12 TIE COWSHED 25' x 12' 4" (7.61m x 3.76m)** Stone built with no roof

**ADJOINING FORMER LOOSE BOX 12' 8" x 7' 10" (3.86m x 2.39m)**

**FORMER STORE SHED 9' x 8' (2.74m x 2.44m)**

stone built with no roof

### **PLANNING PERMISSION**

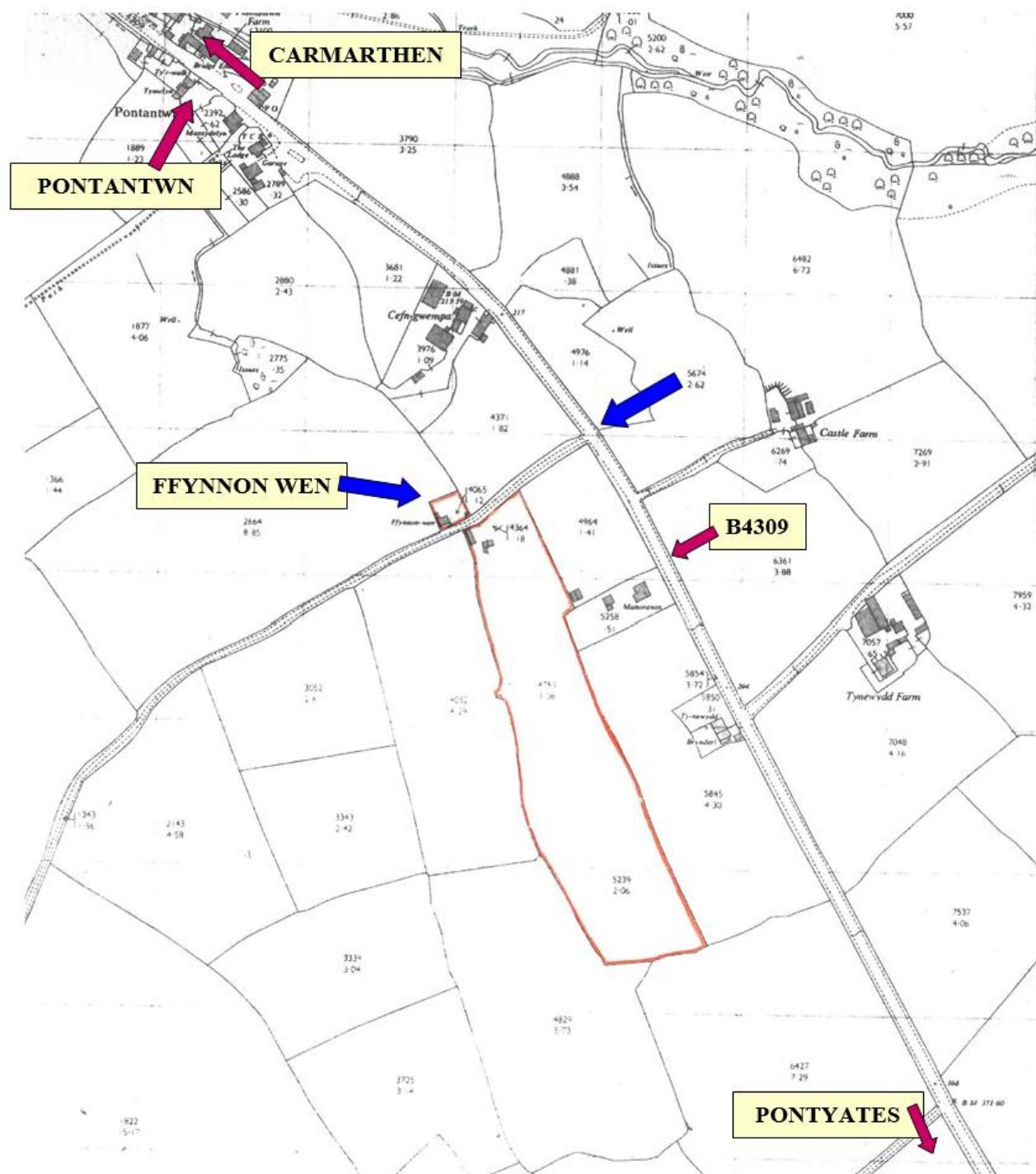
Full Planning Permission for the renovation and restoration of the existing property to include a first floor extension over the existing rear ground floor projection (former kitchen) was granted on the 24th November 2025 under planning reference number PL/09546. The planning permission allows for a lounge/dining room with kitchen, separate WC and utility room with at first floor level a landing, 3 bedrooms and a bathroom.

### **AFFORDABLE HOUSING PROVISION**

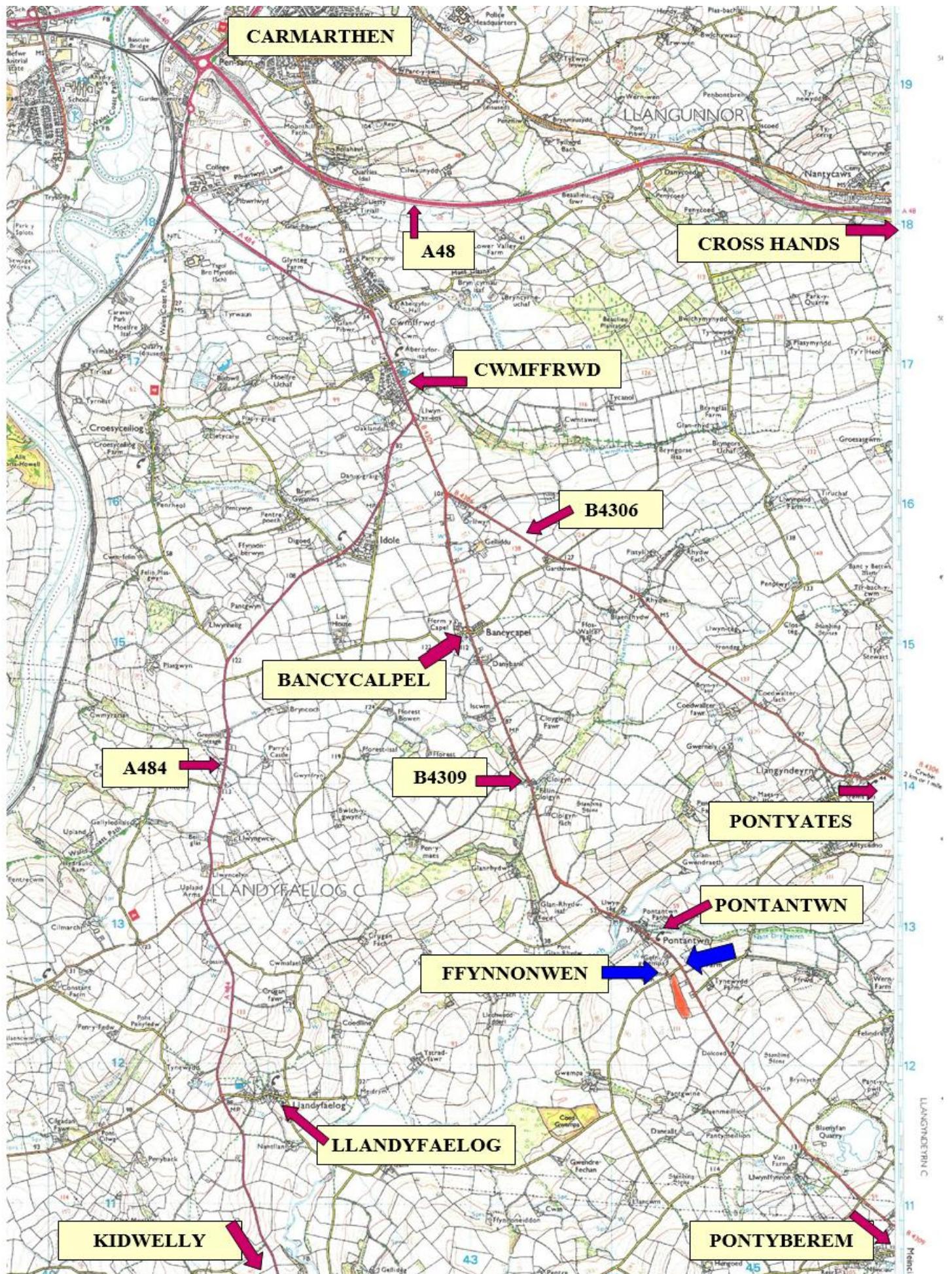
Applicants should note that the seller has entered into an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 with there being a financial contribution of £4,884 towards the provision of affordable housing in accordance with the Councils Supplementary Planning Guidance. **PLEASE NOTE** that the seller has **paid 50% of the financial contribution** and the **purchaser** will be **responsible for the remaining 50%** which will be due **before** the property is occupied.







NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



**DIRECTIONS:** - From **Carmarthen** take the **A484 Llanelli Road south** travelling **past** the turnings for **Coleg Sir Gar and Bro Myrddin Secondary School** to Cwmffrwd. **On leaving Cwmffrwd, bare left on to B4309 Pontyates Road** (signposted). Continue **past** the left hand turning for Pontyberem (signposted B4306) continuing through the hamlet of Bancyapel to Pontantwn. **As you start to climb out of Pontantwn turn right just after the 40 MPH road signs** into a Class III Council maintained road (no signposts). Travel a **short distance** up this Council maintained Country lane and the property is the **first on the right hand side**. The property is visible from the main road.

**ENERGY EFFICIENCY RATING:** - Exempt as the property is uninhabitable.

**SERVICES:** - Mains electricity is available. Private well water - located just beyond the former cowshed. Private drainage to be provided. Telephone subject to B.T. Regs. **Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the property.**

**COUNCIL TAX:** - TO BE ASSESSED.

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

**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

12.02.2026 - REF: 7205