

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- CONVENIENTLY SITUATED 10.6 ACRE RESIDENTIAL SMALLHOLDING.
- IMPROVABLE 3/4 BEDROOMED SEMI-DETACHED HOUSE.
- FIRST TIME ON THE MARKET SINCE 1948.
- RANGE OF OUTBUILDINGS.
- BORDERING THE COUNTRYSIDE WITH VIEWS OVER THE HAFREN RIVER VALLEY.
- 2 LIVING ROOMS. OIL C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- MIDWAY PONTYATES AND PONTYBEREM.

Fronheulog Farm
Myrtle Hill, Ponthenri,
Llanelli SA15 5PF

£350,000 OIRO
FREEHOLD

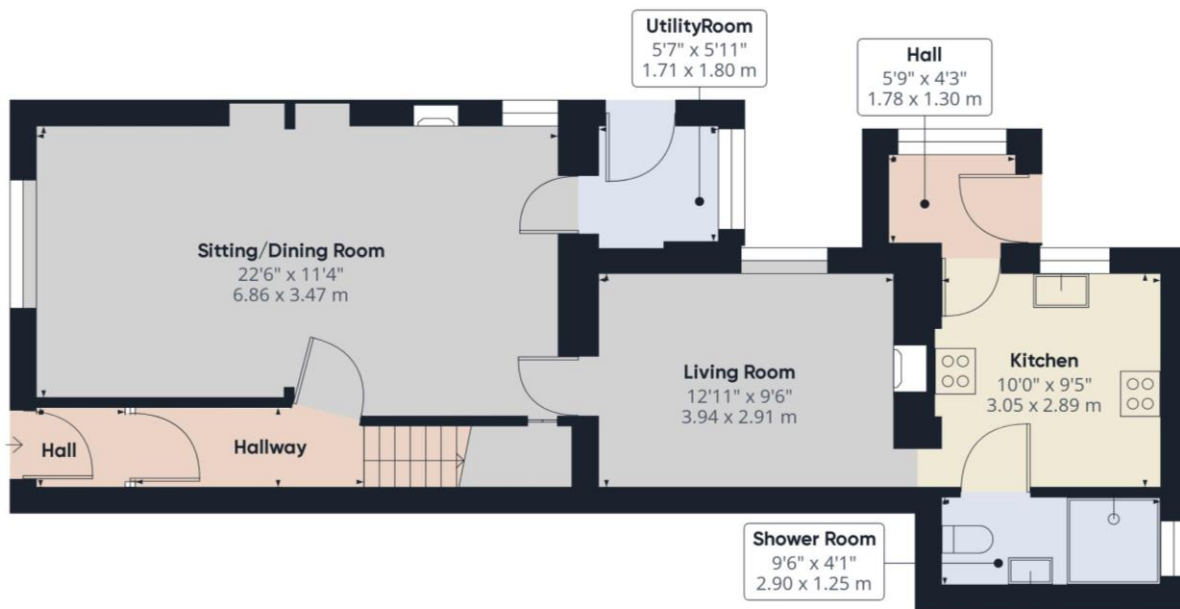
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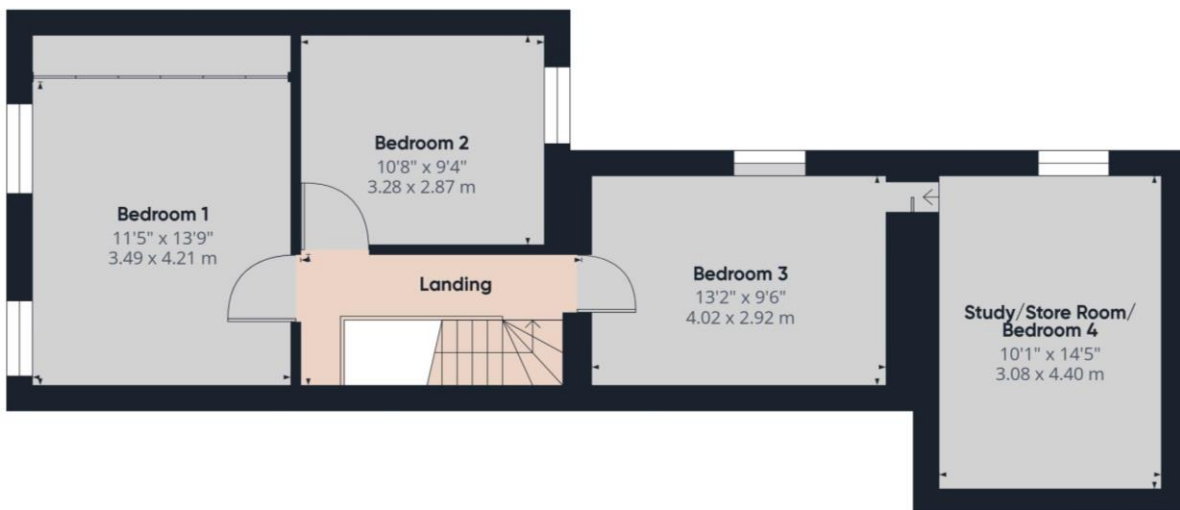
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1



*A most conveniently situated **10.6 ACRE RESIDENTIAL SMALLHOLDING** situated fronting onto the B4317 Pont-Henri to Pontyberem Road on the edge of the Gwendraeth Fawr river valley and overlooking the Hafren river valley and comprising a **3/4 BEDROOMED SEMI-DETACHED HOUSE** that is in need of modernisation with front and side gardens together with a useful range of **MODERN OUTBUILDINGS** including an open fronted implement shed, 3 bay hay shed with lean-to, 2 garage/workshops etc. together with approximately 10 acres of land laid to pasture.*

The property is located fronting onto the **Pontyates/Ponthenri to Pontyberem Road** amidst the countryside within **0.75 of a mile of the centre of the village community of Ponthenri** that offers a Primary School, is located **1.5 miles of both Pontyates and Pontyberem** that offer a good range of local facilities and services, is within **3 miles of 'Ffos Las' racecourse**, is located some **6 miles south west of Cross Hands**, its Business Park and the A48 dual carriageway, is within **8 miles of the ancient township of Kidwelly** that offers a Railway Station and the property is located some **7 miles north of Llanelli town centre** and is within **10 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

FIRST TIME ON THE MARKET SINCE 1948. RE-ROOFED APPROXIMATELY 20 YEARS AGO.

OIL C/H with thermostatically controlled radiators - **NEW BOILER 2020.**

PVCu DOUBLE GLAZED WINDOWS (INSTALLED 2020). PINE PANELLED INTERNAL DOORS.

NO FORWARD CHAIN. IN NEED OF MODERNISATION.

8' 2" (2.49m) and 8' 11" (2.72m) CEILING HEIGHTS TO THE GROUND FLOOR.

VESTIBULE HALL with feature patterned quarry tiled floor. Electricity meter cupboard. Dado rail. PVCu part opaque double glazed entrance door. Glazed/panelled door with coloured glass side screens to

RECEPTION HALL with radiator. Staircase to first floor.

SITTING/DINING ROOM 22' 7" x 12' 4" (6.88m x 3.76m) overall slightly 'L' shaped formerly 2 rooms with double aspect. Fireplace with tiled hearth incorporating a multi-fuel stove - NOT TESTED. 6 Power points. Telephone point. 2 Radiators. Wall light. PVCu double glazed window to fore with a rural view. Understairs storage cupboard. One wall 'T&G' boarded. Glazed/panelled door to

UTILITY ROOM 6' x 5' 8" (1.83m x 1.73m) with polycarbonate roof. Base unit. Plumbing for washing machine. PVCu part opaque double glazed door to outside. 2 Power points.

LIVING ROOM 13' x 9' 7" (3.96m x 2.92m) with radiator. PVCu double glazed window to side. 4 Power points. Feature 'Victorian style' fireplace. 2 Wall light fittings. Opening to

FITTED KITCHEN 10' x 9' 6" (3.05m x 2.89m) with PVCu double glazed window to side. Slate effect tiled floor. Part tiled walls. Solid fuel cooking range - NOT TESTED. Range of fitted base and eye level kitchen units incorporating a sink unit. 8 Power points. One wall boarded. Glazed/panelled door to the rear porch. Door to



SHOWER ROOM 9' 7" x 4' (2.92m x 1.22m) with 2 piece suite in white comprising WC and pedestal wash hand basin. Radiator. Wet room flooring. Waterproof panelled walls. PVCu opaque double glazed window. Fitted shower seat. Plumbed-in shower, curtain and rail.

REAR PORCH with slate effect tiled floor. Worcester oil fired central heating boiler. PVCu double glazed window. PVCu part opaque double glazed door to rear. 1 Power point. Polycarbonate roof.

FIRST FLOOR - 8' 6" (2.59m) ceiling heights to most rooms.

LANDING with access to loft space.

FRONT BEDROOM 1 15' 10" x 11' 5" (4.82m x 3.48m) with exposed boarded floor. 2 PVCu double glazed windows to fore with rural views. 2 Radiators. Fitted wall to wall/floor to ceiling wardrobe. Wall light. 2 Power points.

REAR BEDROOM 2 10' 9" x 9' 6" (3.27m x 2.89m) with radiator. PVCu double glazed window. 1 Power point. Picture rail.

REAR BEDROOM 3 13' 3" x 9' 7" (4.04m x 2.92m) with exposed boarded floor. Radiator. PVCu double glazed window to side with a view. Picture rail. 2 Power points. Opening to

STUDY/STORE ROOM/BEDROOM 4 14' 6" x 10' (4.42m x 3.05m) with exposed boarded floor. 6' 6" (1.98m) Ceiling height. Radiator. PVCu double glazed window.

EXTERNALLY

Walled lawned front garden. Side tarmacadamed entrance drive with lawned area beyond and a further side/rear lawned garden below the outbuildings. **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.**

OPEN FRONTED COVERED SEATING AREA 24' x 15' (7.31m x 4.57m) with 2 power points.

OUTSIDE UTILITY ROOM 7' x 5' (2.13m x 1.52m) with power and lighting.

FUEL STORE 18' x 6' 8" (5.48m x 2.03m) with two entrances. Concrete block built. Power and lighting. 2 Single glazed windows. COAL BUNKER.

OUTBUILDINGS

The outbuildings are located to the rear of the dwelling and front onto a CONCRETED YARD that offers an INSPECTION PIT and comprise: -

OPEN FRONTED IMPLEMENT SHED 27' x 24' (8.22m x 7.31m) of stone/brick construction. WATER TAP.

ADJOINING OPEN FRONTED IMPLEMENT/STORE



SHED 24' 6" x 23' (7.46m x 7.01m) av. with concreted floor.

LEAN-TO COOLER HOUSE 8' 8" x 7' 2" (2.64m x 2.18m)
with power and lighting.

ON THE OPPOSITE SIDE OF THE YARD LIE: -

3 BAY C.I. HAY SHED 40' x 18' (12.18m x 5.48m) with steel
stanchions.

LEAN-TO 40' x 17' 6" (12.18m x 5.33m) with concreted floor.

GARAGE/WORKSHOP 36' av. x 20' 6" (10.96m x 6.24m) with
double door access. 3 Single glazed windows. Concrete block/C.I.
built with a concreted floor. Power and lighting.

TO THE CENTRE OF THE YARD LIES: -

GARAGE/WORKSHOP NO. 2 17' x 15' 10" (5.18m x 4.82m)
with double door access. Concreted floor. Concrete block built.
Power and lighting. 2 Windows.

**TO THE REAR OF THE YARD AND LOCATED WITHIN
THE FIELD LIES: -**

STORE SHED 16' 4" x 15' 3" (4.97m x 4.64m) brick built with
double door access. 5 Windows. Power and lighting.

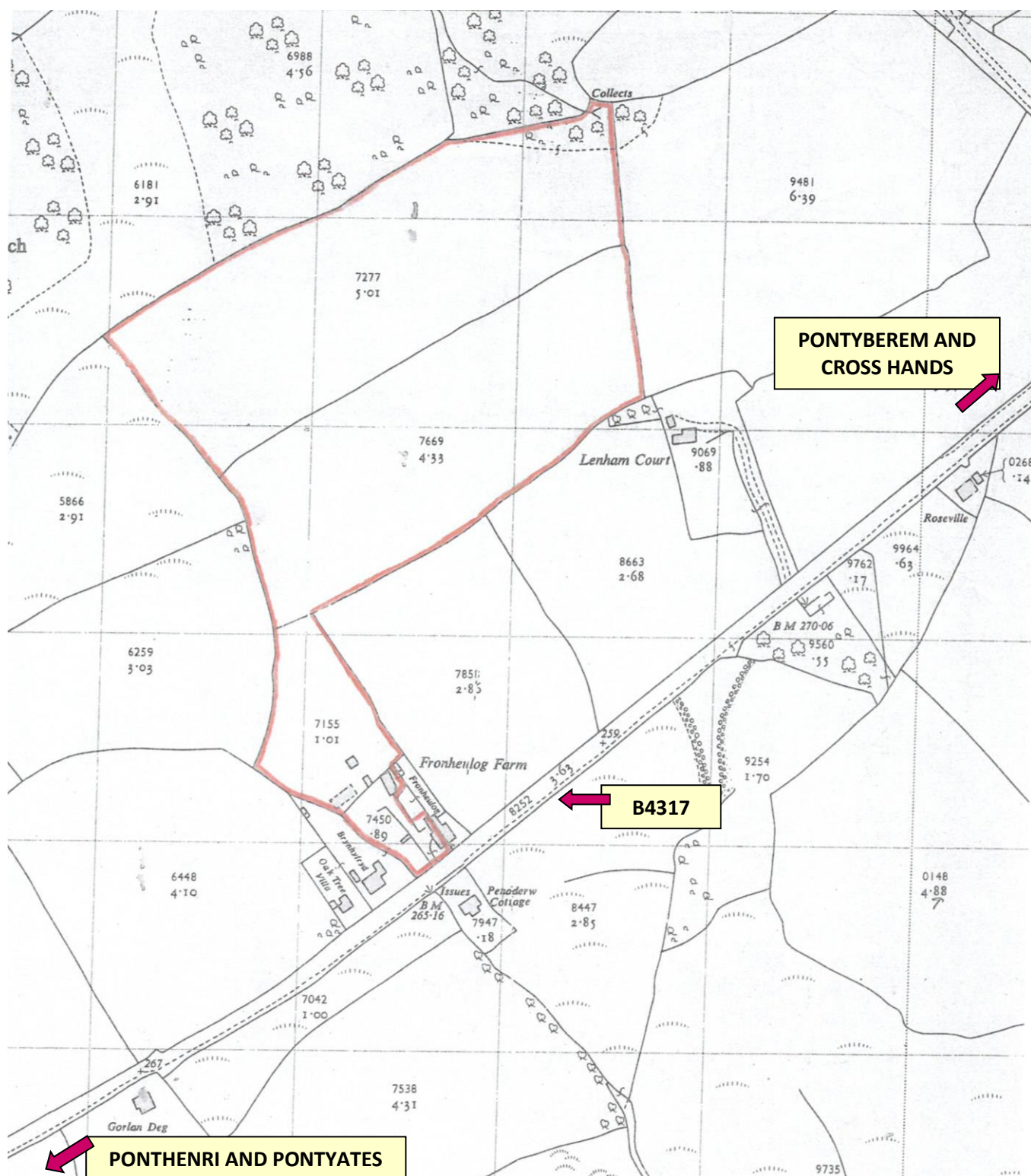
THE LAND

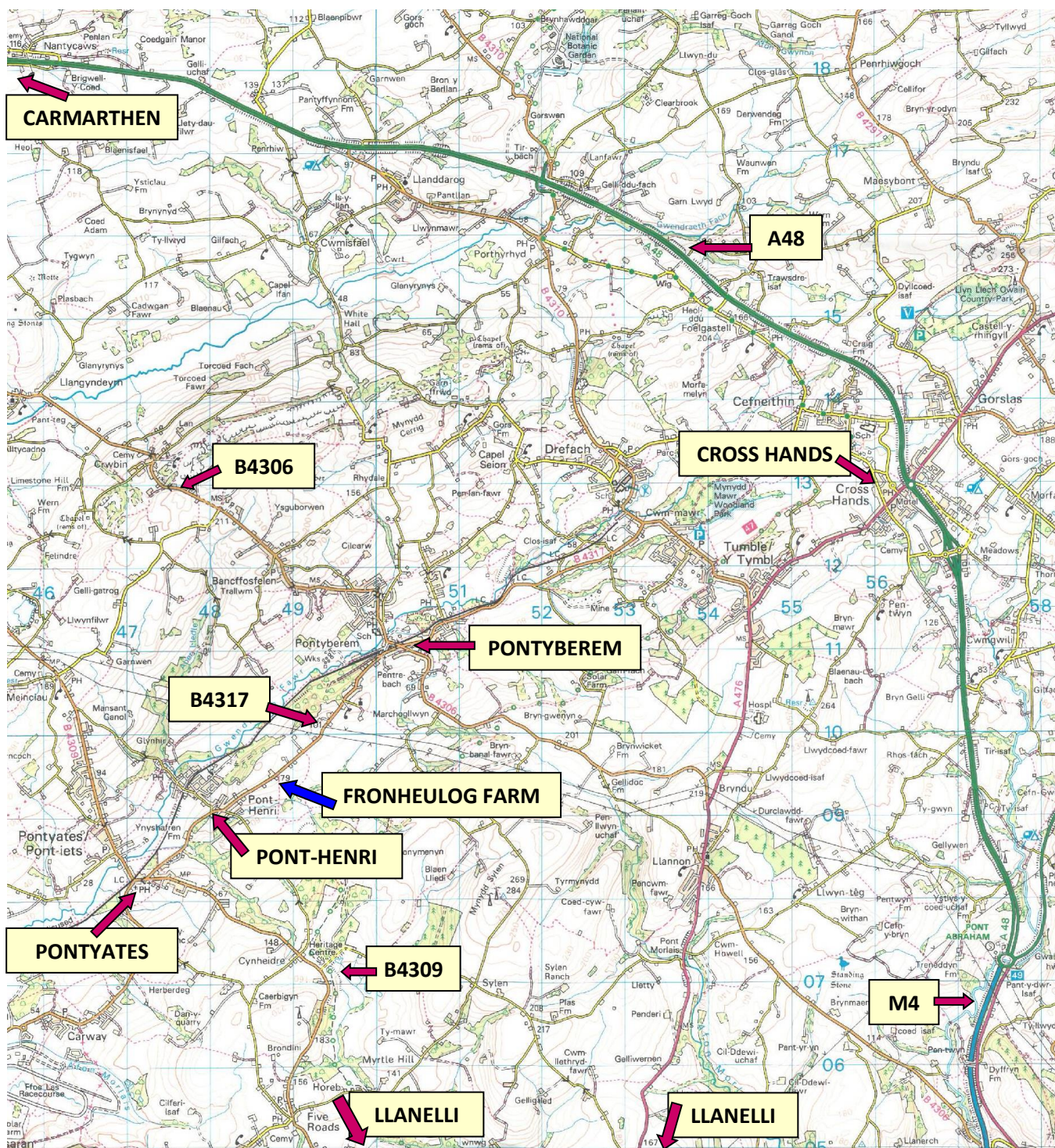
The land lies to the rear of the homestead and comprises two
enclosures laid to pasture that amounts to 10 acres or thereabouts.











DIRECTIONS: - The property may be approached from **either** Pontyates or Pontyberem. From the centre of **Pontyates** travel **past** the Rugby Club over the **former railway crossing** and **past** the right hand turning for Carway/Trimsaran/Ffos Las Racecourse and continue up '**Heol Llanelli**' for a **short distance** and **turn first left onto the B4317 'Ponthenri/Pontyberem Road'** just before 'Crisp n Fry' Fish and Chips. Continue to **Ponthenri** travelling **past** the left hand turning for the 'Baltic Inn' and village centre travelling up the hill (Myrtle Hill) and **keep left**. Continue **past** 'Lloyd and Gravell Ltd', travelling up the hill and out into the countryside and as you travel **past** the lay-by and 50 MPH speed sign the **entrance to the property is the third on the left hand side** after two bungalows.

ENERGY EFFICIENCY RATING: - E (46).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2081-2385-0040-9409-1025.

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

COUNCIL TAX: – BAND C. 2024/25 = £1,841.89p. *Oral enquiry only.*

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.

Details amended – 10.06.25

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

17.07.2024 - REF: 6837