



- **16 ACRE HOLDING. NO FORWARD CHAIN.**
- **2 BEDROOMED STATIC CARAVAN.**
- **COUNCIL TAX BAND: - A**
- **LARGE HARDCORED YARD.**
- **PV PANELS WITH 3 STORAGE BATTERIES.**
- **SET WELL BACK OFF THE ROAD.**
- **RANGE OF OUTBUILDINGS INCLUDING STABLING AND DOG KENNELS.**
- **IDEALLY SUITS APPLICANTS REQUIRING AN 'OFF GRID' INDEPENDANT LIFESTYLE.**
- **4.5 MILES SOUTH OF CARMARTHEN TOWN CENTRE.**

**Henffordd Farm,
Cloigyn, Pontantwn,
Kidwelly SA17 5ND**

**£400,000 OIRO
FREEHOLD**

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A conveniently situated **16 ACRE HOLDING** comprising a **2 BEDROOMED STATIC CARAVAN**, useful range of outbuildings including dog kennels, stabling, workshops etc. fronting onto a **hardcored yard** together with land mainly laid to pasture bounded by mature trees and a stream on its eastern boundary situated amidst the 'Nant Rhydw' River Valley set well back off the **B4309 Carmarthen to Pontyates Road** within 3.5 miles of the **A484 Carmarthen to Llanelli trunk road**, is within 4 miles of 'Morrisons' Supermarket and the **A48/A40 trunk roads** and is located some 4.5 miles south of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

FIRST TIME ON THE MARKET SINCE. NO FORWARD CHAIN.

PV PANELS PROVIDING ELECTRICITY FOR THE RUNNING OF THE BUILDINGS AND CARAVAN VIA 3 'WeCo' STORAGE BATTERIES AND AN 'OUT BACK' POWER INVERTOR/CHARGER SUITABLE FOR 'OFF GRID' POWER SYSTEMS SUPPLEMENTED BY A GENERATOR.

THE CARAVAN HAS THE BENEFIT OF L.P. GAS HEATING AND PVCu DOUBLE GLAZED WINDOWS.

THE BUILDINGS LIE TO EITHER SIDE OF THE ACCOMMODATION AND FRONT ONTO A LARGE HARDCORED YARD THAT IS SUITABLE FOR THE STORAGE OF LORRIES ETC AND WHICH PROVIDES AMPLE PARKING AND TURNING.

THE LIVING ACCOMMODATION COMPRISSES A STATIC CARAVAN THAT BRIEFLY COMPRISSES THE FOLLOWING ACCOMMODATION: -

OPEN PLAN LIVING/DINING ROOM/KITCHEN, INNER HALL, SHOWER ROOM/WC, WALK-IN WARDROBE, 2 BEDROOMS and an EN-SUITE

EXTERNALLY

Garden areas to the rear and side

THE BUILDINGS lie to either side of the accommodation and front on to a **large hardcored yard** that is suitable for the storage of Lorries etc. and that provides ample parking and turning and which comprise: -

GARAGE/WORKSHOP/PLANT ROOM 26' x 19' (7.92m x 5.79m) with 3 'WeCo' PV panel storage batteries. 'Out Back Flexmax' invertor/charger. 14 PV panels to the roof. PVCu part double glazed personal door. Power and lighting. PVCu single glazed window. Garage door.

OFFICE/TEA ROOM 23' 5" x 7' 4" (7.13m x 2.23m) with composite entrance door. Sink unit. Power and lighting. OUTSIDE WATER TAP.

OUTSIDE UTILITY ROOM/WC

CONTAINER 19' 6" x 9' 4" (5.94m x 2.84m) sub-divided and presently utilised as a kennel with former WC. OUTSIDE WATER TAP.

6 KENNELS

ADJOINING GENERATOR ROOM housing the **'Lister Petter' 13.7 Kilowatt generator.**

STABLE 18' 10" x 9' (5.74m x 2.74m) of block/timber framed construction. Concreted floor. WATER TAP.

STORE ROOM OFF 9' x 6' 6" (2.74m x 1.98m)

SMALL ENCLOSED CONCRETED YARD 24' 9" x 19' 6" (7.54m x 5.94m) onto which front: -

STABLE 10' 5" x 7' 9" (3.17m x 2.36m)

STABLE No 2 10' 6" x 7' 8" (3.20m x 2.34m)

ADJOINING STORES

GARAGE 28' x 13' 6" (8.53m x 4.11m) of C.I./timber framed construction. Concrete floor. Power and lighting.

ENCLOSED YARD 33' x 20' (10.05m x 6.09m) that interconnects with an adjoining yard and on to which front

STABLE No 3 17' 6" x 11' (5.33m x 3.35m)

STABLE No 4 17' x 8' 6" (5.18m x 2.59m)

LOOSE HOUSING/IMPLEMENT STORE 23' x 21' 6" (7.01m x 6.55m) overall divided into two open fronted units that front on to a small yard.

CHICKEN COOP with **ORCHARD** to rear.

THE LAND

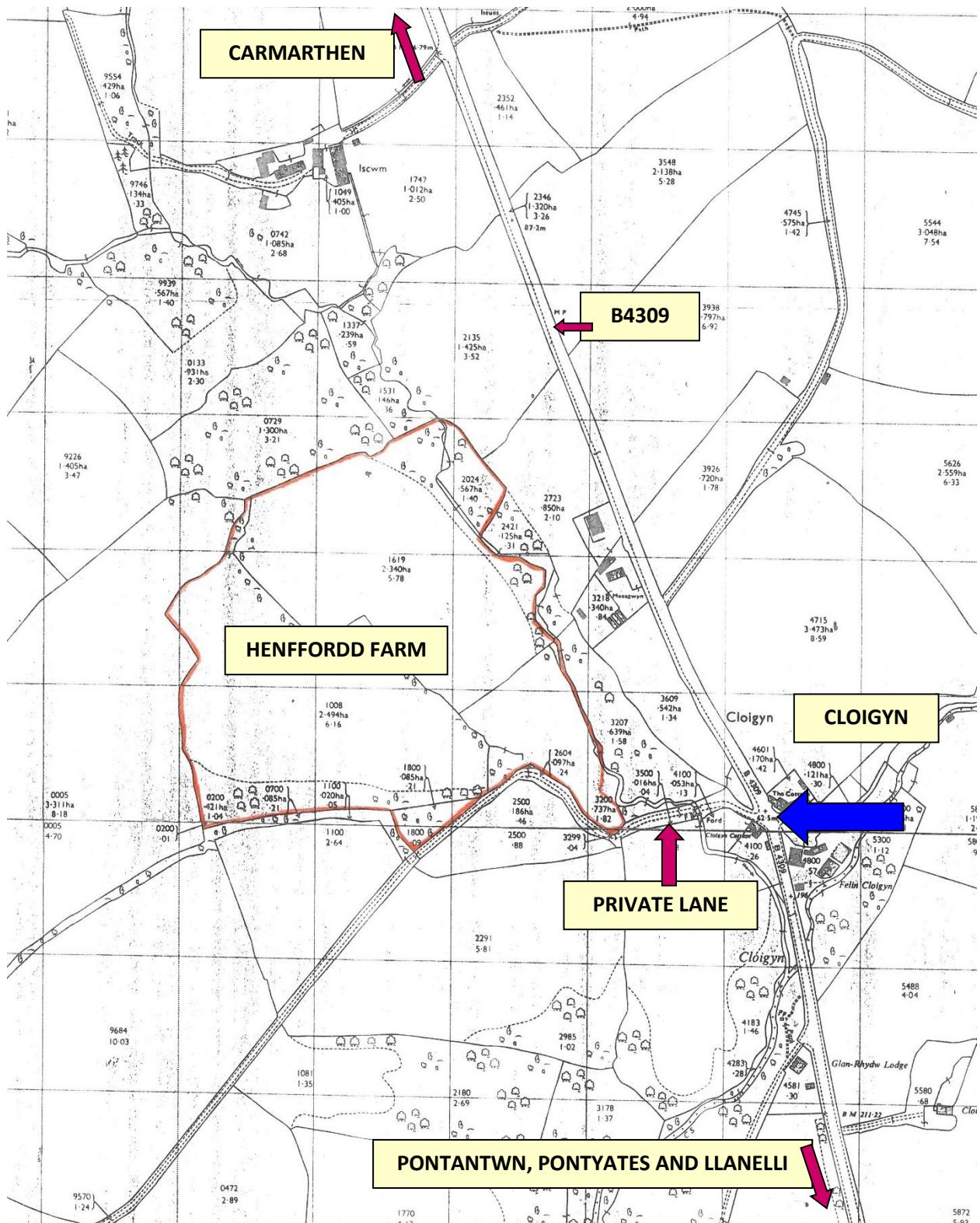
The land is divided in to three enclosures that are for the most part level to gently sloping and laid to pasture being served by a natural water supply that abuts the eastern boundary.

Applicants should note that the land is sold subject to an **Easement** in favour of British Gas as there is an underground gas pipeline running in a north west to south east direction through OS Nos 1619 and 3200.



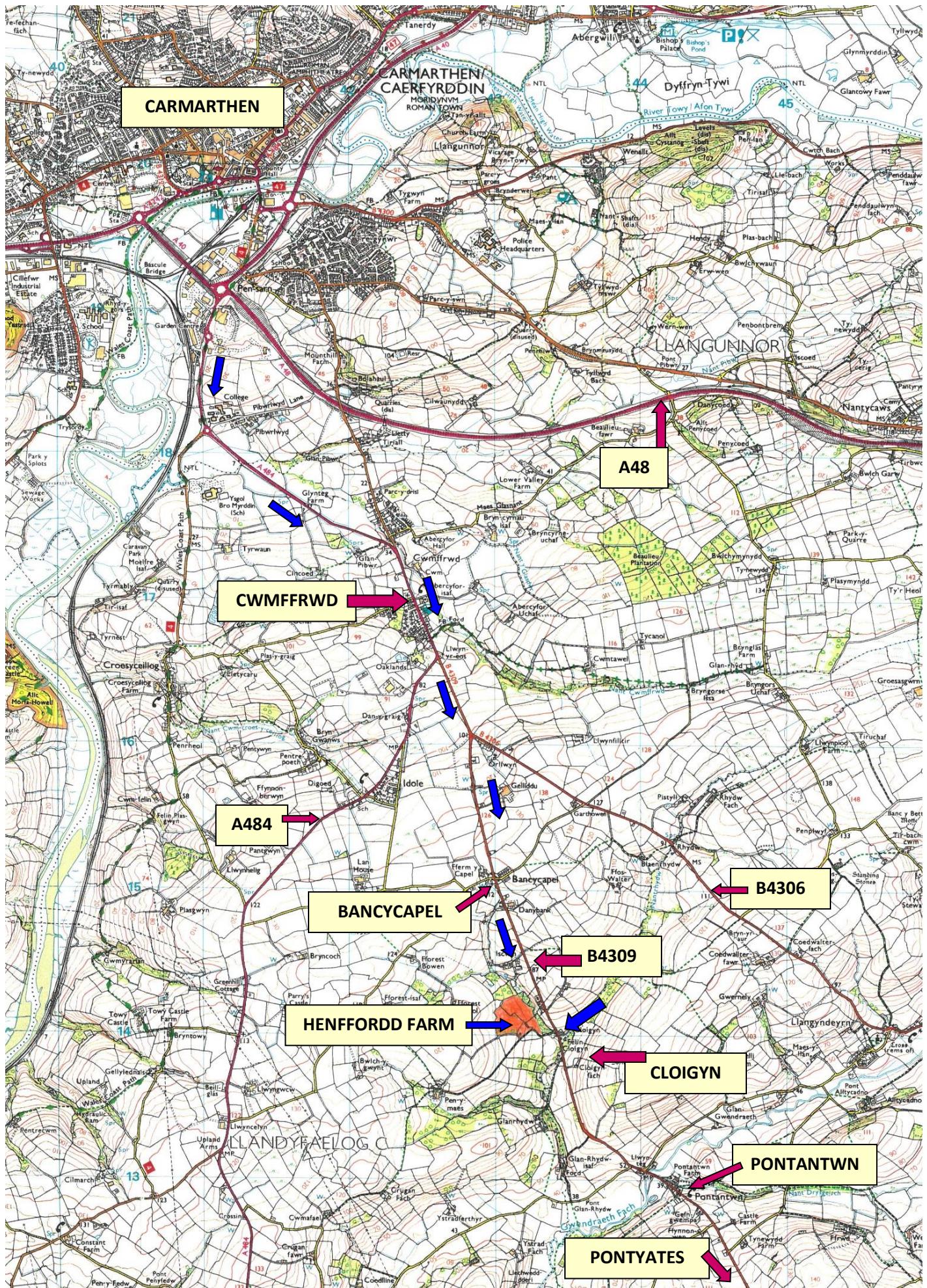






THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** and having travelled through Cwmffrwd **past** the 'MG' Car dealership **fork left onto the B4309 Pontyates Road**. Travel **past** the left hand turning for Pontyberem **continuing through the hamlet of Bancycapel**. Travel down the road and **upon entering Cloigyn, turn right by 'Glanrhdyw Cottage'** into an unmade-up lane. Travel across the **Ford** and **up the lane** and the entrance to the property will be found on the right hand side.



ENERGY EFFICIENCY RATING: - **EXEMPT.** **Temporary structures** such as static caravans do not need an Energy Performance Certificate.

SERVICES: - Mains water. Private drainage. **Electricity provided by PV panels supplemented by a generator.**

COUNCIL TAX: – BAND A 2023/24 = £1,228.50p. *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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

16.08.2023 - REF: 6642

NOTE – The property was withdrawn from the market on the 21st November 2023 and re-placed on the open market on the 15th September 2024