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Properties

GERALD R.
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Est. 1998

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- 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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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.

*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 Rhydwr' 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 COMPRISES A STATIC CARAVAN THAT BRIEFLY COMPRISES 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

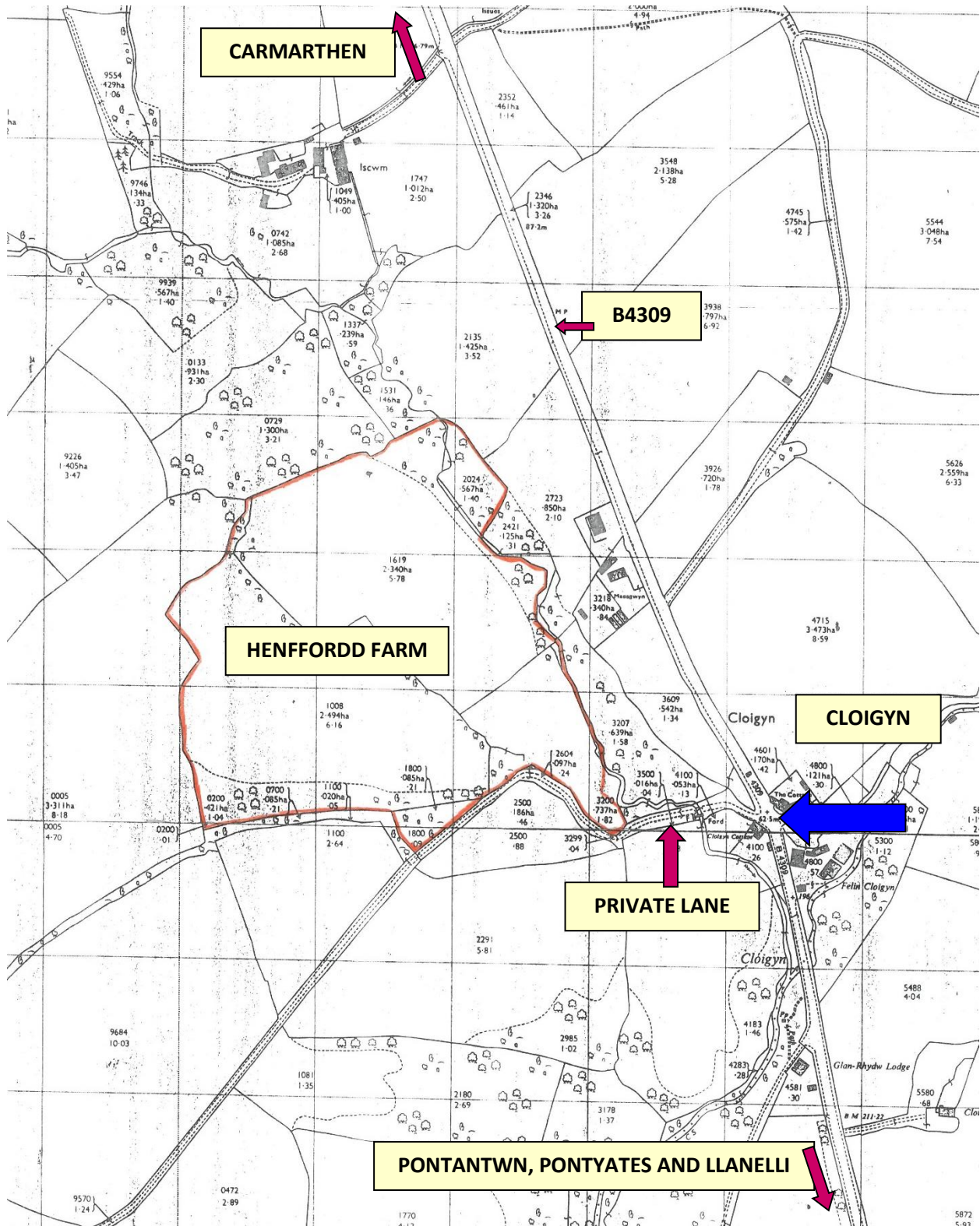
The land is divided in to three enclosures that are for the most part level to gently sloping and laid to pasture being served by a natural water supply that abuts the eastern boundary.

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.



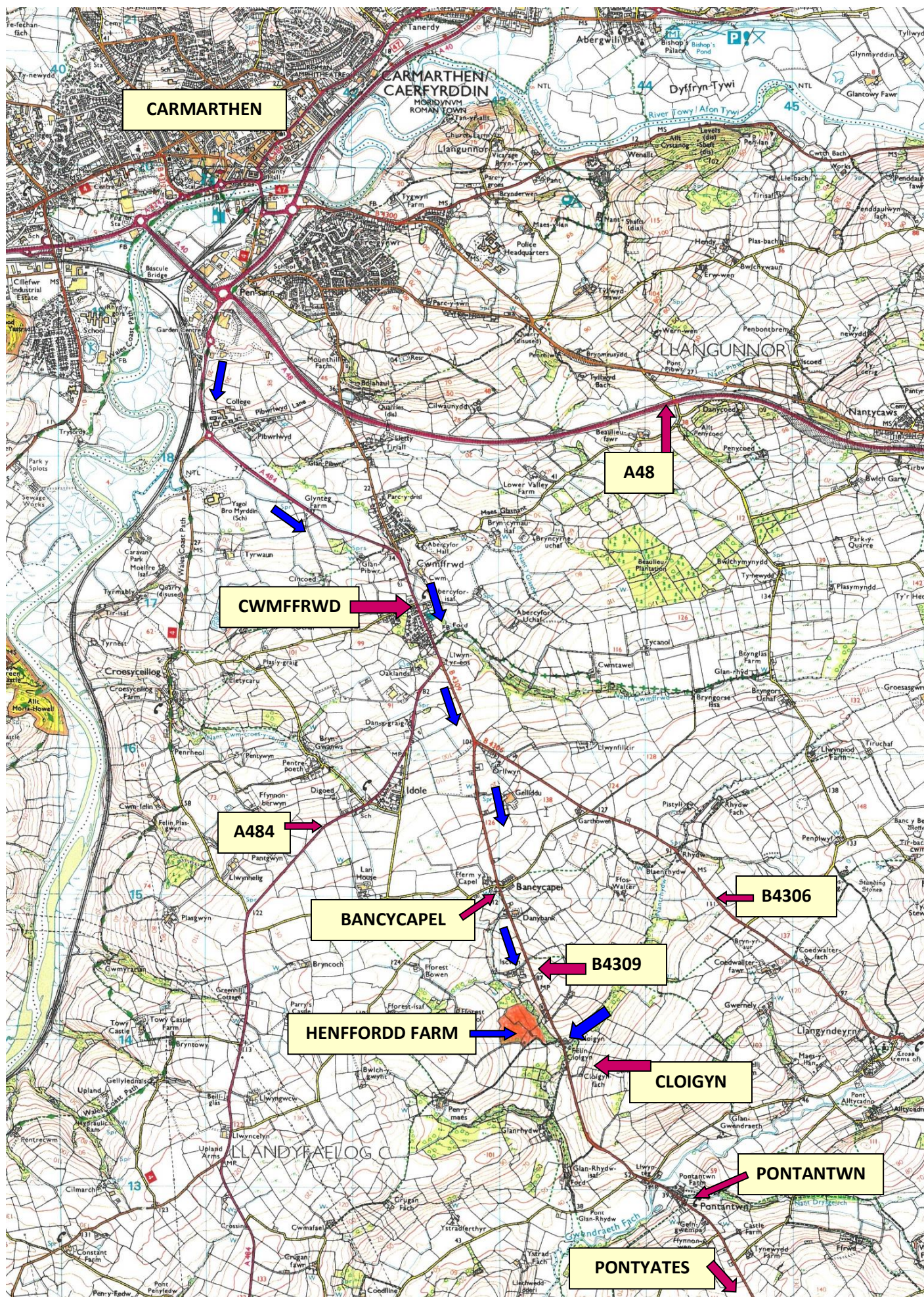






THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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 'Glanrhydw 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

16.08.2023 - REF: 6642

Strictly by appointment with Gerald R Vaughan Estate Agents

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