Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

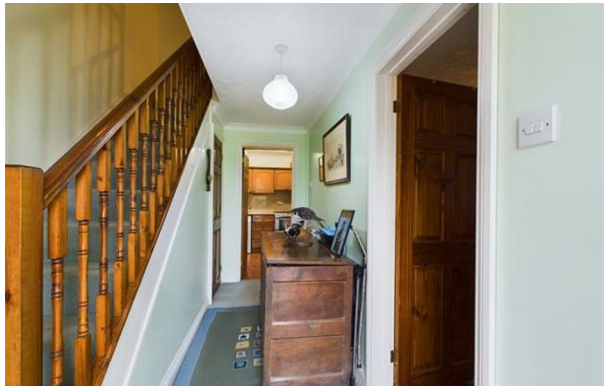
Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







Esgair Fechan Henfwlch Road, Carmarthen, SA33 6AF

Offers In The Region Of £645,000

- DELIGHTFULLY SITUATED 11.75 ACRE RESIDENTIAL SMALLHOLDING.
- 3 BEDROOMED FARMHOUSE. 2 LIVING ROOMS.
- 1 MILE CARMARTHEN GOLF CLUB.
- FIRST TIME ON THE MARKET SINCE 1988.
- EXCELLENT ROAD FRONTAGE. AMIDST THE COUNTRYSIDE.
- MODERN AND TRADITIONAL RANGE OF OUTBUILDINGS WITH EXCELLENT SCOPE - STP.
- 4 MILES NORTH OF CARMARTHEN TOWN CENTRE.
- HOMESTEAD SET SLIGHTLY BACK OFF THE ROAD ENJOYING A SUNNY PRIVATE POSITION.
- FURTHER 8.71 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION.
- 3. 5 MILES PRIMARY SCHOOL AND SHOP AT CYNWYL ELFED.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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Esgair Fechan Henfwlch Road, Carmarthen SA33 6AF

A most convenient delightfully situated 11.75 ACRE RESIDENTIAL SMALLHOLDING located amidst the countryside enjoying a private sunny south facing position affording a good degree of privacy yet having excellent road frontage and comprising an attractive DETACHED DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED FARMHOUSE with banded quoins enjoying an elevated position with views over the countryside to fore, together with a traditional range of OUTBUILDINGS that afford excellent scope subject to the necessary consents being obtained together with a MODERN RANGE of OUTBUILDINGS including 3 BAY SILO, LEAN-TO FORMER CUBICLE SHED, 3 BAY SILEAGE SHED, LOOSE HOUSING SHED etc and 10.78 ACRES OF LAND of which some 8.52 acres enjoys excellent road frontage is level being laid to pasture and suitable for cropping all situated within 1 mile of Carmarthen Golf Club, is within 3.5 miles of the A484 Carmarthen to Newcastle Emlyn trunk road at Cynwyl Elfed that also offers a Primary School and Local Shop/Post Office and the property is located some 4 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

3 1 2

Council Tax Band: E





THE HOMESTEAD
is approached via a short level hardcored entrance drive that leads to the buildings and original farm yard.

THE ACCOMMODATION COMPRISES: -

RECEPTION HALL
14'0" x 7'0" overall
with PVCu opaque double glazed entrance door. Cloak hooks. Staircase to first floor. Radiator. Walk-in understairs storage cupboard. Electric meter and consumer unit. Doors to the kitchen and

LIVING/DINING ROOM
13'9" x 9'9"
with feature brick fireplace with quarry tiled hearth. Radiator. 2 Power points. PVCu double glazed window with a rural view.

SITTING ROOM
19'11" x 13'10"
with boarded floor. PVCu double glazed window to fore with a rural view. Feature stone fireplace with oak mantle and quarry tiled floor incorporating a 'Rastor' multi-fuel room heater. 8 Power points. 2 TV points. Radiator.

FITTED 'GALLEY' KITCHEN/BREAKFAST ROOM
29'10" x 7'0"
with part tiled walls. Ceramic tiled floor to the kitchen area. Radiator. Telephone point. 'Worcester' oil fired central heating boiler. 3 PVCu double glazed windows overlooking the rear garden. PVCu opaque double glazed door to outside. 15 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit and open fronted display unit. FITTED LINEN CUPBOARD. Boarded effect vinyl flooring to the breakfast area. Door to

BATHROOM
7'8" x 7'3" overall
with tile effect vinyl floor covering. PVCu opaque double glazed window. Fully tiled walls. Wall mounted electric fan heater. Radiator. 3 Piece coloured 'Shell' suite comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over, curtain and rail.

FIRST FLOOR

LANDING
with access to loft space. Exposed beams. Radiator. 1 Power point.

FRONT BEDROOM 1
13'9" x 9'9" overall
with PVCu double glazed window with a rural view. Radiator. 4 Power points. Exposed beam.

FRONT BEDROOM 2
10'5" x 8'3"
with PVCu double glazed window with a rural view. Radiator. Exposed beam. TV point. 4 Power points.

FRONT BEDROOM 3
13'11" x 12'2"
with exposed beams. PVCu double glazed window with a rural view. Radiator. TV point. 6 Power points.

EXTERNALLY
The dwelling fronts on to a hardcored yard onto which also front the traditional range of outbuildings. Walled concreted forecourt and wide side pathway. Rear established well stocked mainly lawned garden that extends to one side and incorporates a small 'cottage' style garden with ornamental pond all of which is interspersed/bounded by a variety of ornamental trees and shrubs. OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP. WATER BATH.

GREENHOUSE
10'0" x 8'0"
on concrete block base.

FORMER PIG STY

FORMER OUTSIDE WC

THE OUTBUILDINGS
The traditional range of outbuildings that are suitable for conversion subject to the necessary consents being obtained lie to one side of the hardcored yard and dwelling thus not marring the views that are enjoyed from the house and they comprise: -

OUTSIDE UTILITY ROOM
7'3" x 5'6"
with sink unit. PVCu opaque double glazed window. Power and lighting. Water filtration equipment.

BARN
19'0" x 16'0"
with vaulted ceiling.

ADJOINING STOCK SHED
16'0" x 12'0"

ADJOINING FORMER COWSHED
21'0" x 15'8"
with vaulted ceiling. Presently divided into 6 pens.

ADJOINING FORMER GARAGE
25'0" x 15'8"
presently divided into 4 pens. Double and side door access.

TO THE REAR OF THIS RANGE ARE A NUMBER OF MISCELLA

ON THE OPPOSITE SIDE OF THE YARD LIES: -

FORMER GARAGE
18'8" x 14'5" overall
stone built with up and over garage door. Personal door. Fireplace.

BEYOND THE HARDCORED YARD LIES
a lower yard on to which fronts a stone built STOCKSHED with loft over and the remains of a lean-to pen.

TO THE REAR OF A TRADITIONAL RANGE OF OUTBUILDINGS
lie a modern range that fronts onto a concreted yard and comprises: -

FORMER MILKING PARLOUR
22'6" x 17'11"
concrete block built with power and lighting. Concreted floor. 3 Entrance doors.

LEAN-TO FORMER DAIRY/BULK TANK ROOM

LEAN-TO FORMER MOTOR ROOM

ENCLOSED 3 BAY SILO
46'6" x 20'0"
open fronted. Concrete block/C.I. constructed with a concreted floor.

LEAN-TO FORMER CUBICLE SHED
46'0" x 23'0"
presently utilised as an implement shed with double door access. The cubicles have been removed.

ON THE OPPOSITE SIDE OF THE CONCRETED YARD LIE:-

ENCLOSED 3 BAY SILEAGE SHED
43'6" x 18'5"

ADJOINING HAY BARN/LOOSE HOUSING SHED
43'6" x 16'9"

LEAN-TO LOOSE HOUSING SHED
44'10" x 20'0" overall
with tractor access.

FORMER 4 BERTH CARAVAN
in dis-repair and located within within its own garden to the side of the enclosed 3 bay silo.

THE LAND
The property amounts in all to 11.75 acres or thereabouts of which some 8.52 acres enjoy excellent road frontage being level laid to pasture and suitable for cropping. The remainder of the land comprises rough grazing/sloping woodland. Mains Water has been brought to the land. FURTHER 8.71 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION.





Directions

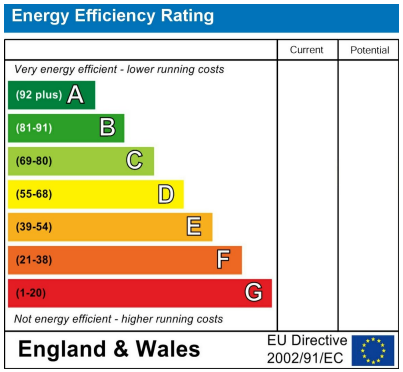
From Carmarthen town centre travel up 'Water Street', 'Fountain Hall Terrace' and 'Lime Grove Avenue' continuing past the entrance to the Fire Station and through the village of Trevaughan. Continue past the former 'Plough and Harrow Public House' and cross roads/turning for Merthyr. Travel along 'Henfwlch Road' past 'Foelcwan' Chapel into the dip and up the hill. Continue past the right hand turning for 'Esgair Hir Isaf', the bungalows and a pair of semi-detached houses

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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