





Llechwedd-Dderi Llandyfaelog, Kidwelly, SA17 5NY

Offers In The Region Of £350,000

- 9.94 ACRE RESIDENTIAL SMALLHOLDING SET WELL BACK OFF THE ROAD.
- SINGLE BANK FISHING RIGHTS.
- OUTBUILDING 44' 4 X 19' (13.51m x 5.79m).
- SLOPING IMPROVABLE LAND. NO FORWARD CHAIN.
- OVERLOOKING GWENDRAETH FACH RIVER VALLEY.
- 2 BEDROOMED 'BUNGALOW' STYLE COTTAGE.
- 6 MILES SOUTH OF CARMARTHEN. 5.5 MILES ANCIENT TOWNSHIP OF KIDWELLY.
- 0.8 OF A MILE OF HAMLET OF PONTANTWN AND B4309 'CARMARTHEN TO PONTYATES' ROAD.
- PEACEFUL TRANQUIL POSITION WITH RURAL VIEWS.
- L.P. GAS C/H. PART PVCu DOUBLE GLAZING.
- FIRST TIME ON THE OPEN MARKET SINCE 2000.
- 1.6 MILES VILLAGE PUB AT LLANDYFAELOG.

Llechwedd-Dderi , Kidwelly SA17 5NY

Situated amidst the countryside enjoying a peaceful tranquil position overlooking the Gwendraeth Fach river valley set well back off the Class III Council maintained road (third mile) and comprising a 9.94 ACRE RESIDENTIAL SMALLHOLDING situated at the end of a shared entrance drive enjoying views over the surrounding countryside comprising an 'L' shaped 2 DOUBLE BEDROOMED DETACHED 'bungalow' style COTTAGE with OUTBUILDING 44' 4" x 19' (13.51m x 5.79m), SINGLE BANK FISHING on the Gwendraeth Fach river valley and some 9 ACRES of mainly sloping overgrown land that runs down to the Gwendraeth Fach river being located within 0.8 of a mile of the hamlet of Pontantwn and B4309 'Carmarthen to Pontyates' Road, is within 1.7 miles of the village pub at Llandyfaelog, is within 2 miles of the A484 'Carmarthen to Llanelli' trunk road, is within 4.3 miles of the centre of Pontyates, is within 5 miles of the estuarial village of Ferryside that offers a Railway Station and Convenience Store, is within 5.5 miles of the ancient estuarial township of Kidwelly that is renowned for its Norman Castle, is within 6.5 miles of Ffos Las Racecourse and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within 10.5 miles of the A48 dual carriageway and Business Park at Cross Hands with the M4 Motorway being 15 miles distant.

2 1 1

Council Tax Band: F





RECEPTION HALL
with 2 single glazed windows. PVCu part opaque double glazed entrance door. Glazed door to

LIVING/DINING ROOM
24'4" x 13'2"
with 2 PVCu double glazed windows to fore with views over the Gwendraeth Fach river valley and beyond. 3 Radiators. Ebonised beamed ceiling. Boarded stable door to the kitchen. 4 Power points. Woodburning stove to tiled fireplace - NOT IN USE. Pine panelled door to

SIDE BEDROOM 1
13'9" x 12'7"
with double aspect. 2 PVCu double glazed picture windows - one with views over the Gwendraeth Fach river valley and beyond. 2 Radiators. Ebonised beamed ceiling. Access via retractable loft ladder to the ATTIC ROOM with PVCu double glazed window.

KITCHEN/BREAKFAST ROOM
15'2" x 11'6"
with ceramic tiled floor. One wall of exposed brick. Double aspect. Single glazed window to side. PVCu double glazed picture window to fore from which rural views are enjoyed over the Gwendraeth Fach river valley and beyond. Part tiled walls. Plumbing for washing machine. Radiator. Range of fitted base and eye level kitchen units incorporating an L.P. gas hob and sink unit. Wall mounted 'Glo-worm' L.P. gas fired central heating boiler. Exposed beam. 10 Power points.

SIDE ENTRANCE HALL
with single glazed window. PVCu part opaque double glazed entrance door. Part tiled walls. Opaque glazed door to the Kitchen.

REAR HALL
with access to loft space. Radiator. Telephone point. 1 Power point. Ledge and brace door to outside. Single glazed window. C/h thermostat control.

SEPARATE WC
with pine panelled door. Ceramic tiled floor. Fully tiled walls. WC. Opaque single glazed window.

BATHROOM
8'6" x 6'6" overall
with radiator. Ceramic tiled floor. Opaque single glazed window. Wall light with shaver point. Fully tiled walls. 2 Piece coloured suite comprising wash hand basin with fitted storage cupboard beneath and sunken bath. Tiled shower enclosure with plumbed-in dual head shower over. Pine panelled door.

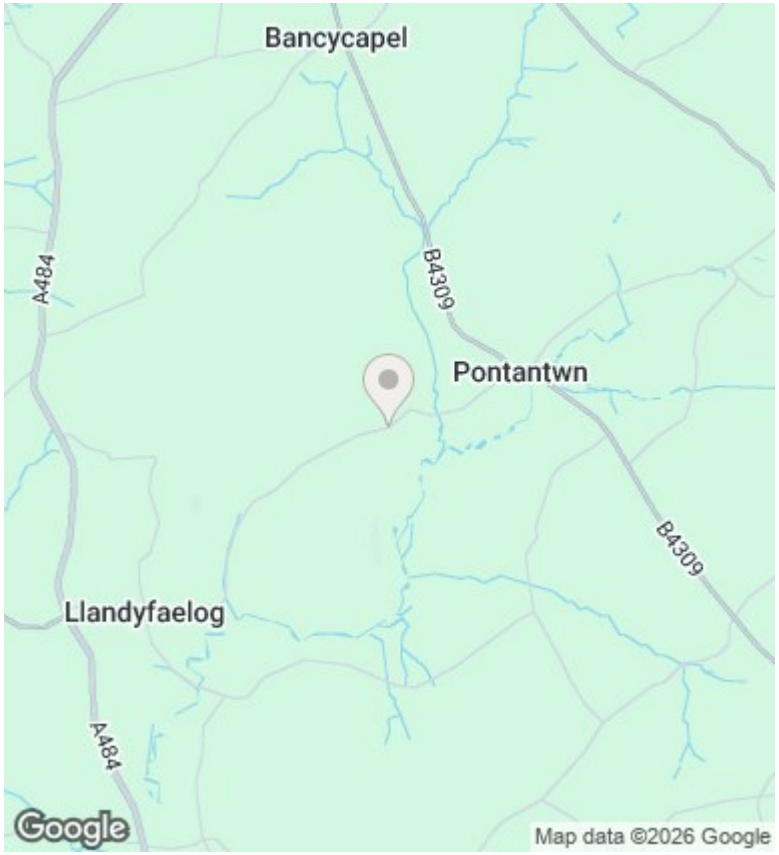
REAR BEDROOM 2
10'7" x 10'7"
with double aspect. 2 Single glazed windows. 2 Power points. Radiator. Electricity consumer unit.

EXTERNALLY
The property is approached from the Class III Council maintained road via a shared hardcored track that serves two other properties and which extends for a third of a mile. The subject property being located at the end of this shared entrance drive. There is a lawned front garden with paved sun terraces to the front and side. OUTSIDE WATER TAP. L.P. GAS STORAGE TANK. Applicants may be interested to note that there is a natural spring located to the south and below the dwelling.

3 BAY HAY SHED
44'4" x 19'1"
Concrete block/C.I. built with steel stanchions. Concreted floor. Open fronted.

THE LAND
The land extends in all to approximately 9.94 acres or thereabouts that enjoys extensive frontage to the Gwendraeth Fach river. The land is sloping to level and has not been farmed in recent years.





Directions

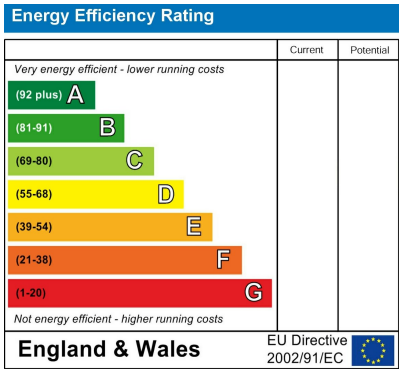
From Carmarthen take the A484 Llanelli Road south travelling past the turnings for 'Coleg Sir Gar' and 'Bro Myrddin Secondary School' to Cwmffrwd. On leaving Cwmffrwd bear left onto the B4309 Pontyates Road (signposted). Continue past the left hand turning for Pontyberem (signposted B4306) continuing through the hamlets of Bancycapel and Cloigyn and as you approach Pontantwn travel past the Pontantwn road sign, continuing down the hill and turn first right before a left

Viewings

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

Council Tax Band

F



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