





Henffordd Farm Cloigyn, Pontantwn, Kidwelly, SA17 5ND

Offers In The Region Of £400,000

- 16 ACRE HOLDING. NO FORWARD CHAIN.
- RANGE OF OUTBUILDINGS INCLUDING STABLING AND DOG KENNELS.
- PV PANELS WITH 3 STORAGE BATTERIES.
- PRIVATE SUNNY POSITION AFFORDING A GOOD DEGREE OF PRIVACY.
- SET WELL BACK OFF THE ROAD.
- LARGE HARDCORED YARD.
- 4.5 MILES SOUTH OF CARMARTHEN TOWN CENTRE.
- FIRST TIME ON THE MARKET SINCE.
- 2 BEDROOMED STATIC CARAVAN. COUNCIL TAX BAND: - A
- IDEALLY SUITS APPLICANTS REQUIRING AN 'OFF GRID' INDEPENDANT LIFESTYLE.
- 4 MILES A48 TRUNK ROAD AND MORRISONS SUPERMARKET.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

Henffordd Farm Cloigyn, Kidwelly SA17 5ND

A conveniently situated 16 ACRE HOLDING comprising a 2 BEDROOMED STATIC CARAVAN, useful range of outbuildings including dog kennels, stabling, workshops etc. fronting on to 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.

2 1 1

Council Tax Band: A





The living accommodation comprises a STATIC CARAVA

OPEN PLAN LIVING/DINING ROOM/KITCHEN

INNER HALL

SHOWER ROOM/WC

WALK-IN WARDROBE

2 BEDROOMS

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 which provides ample parking and turning and which comprise: -

GARAGE/WORKSHOP/PLANT ROOM
26'0" x 19'0"
with three '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"
with composite entrance door. Sink unit. Power and lighting. OUTSIDE WATER TAP.

OUTSIDE UTILITY ROOM/WC

CONTAINER
19'6" x 9'4"
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 9'0"
of block/timber framed construction. Concreted floor. WATER TAP.

STORE ROOM OFF
9'0" x 6'6"

SMALL ENCLOSED CONCRETED YARD
24'9" x 19'6"
Onto which front: -

STABLE
10'5" x 7'9"

STABLE No 2
10'6" x 7'8"

ADJOINING STORES

GARAGE
28'0" x 13'6"
of C.I./timber framed construction. Concrete floor. Power and lighting.

ENCLOSED YARD
33'0" x 20'0"
that interconnects with an adjoining yard and on to which front

STABLE No 3
17'6" x 11'0"

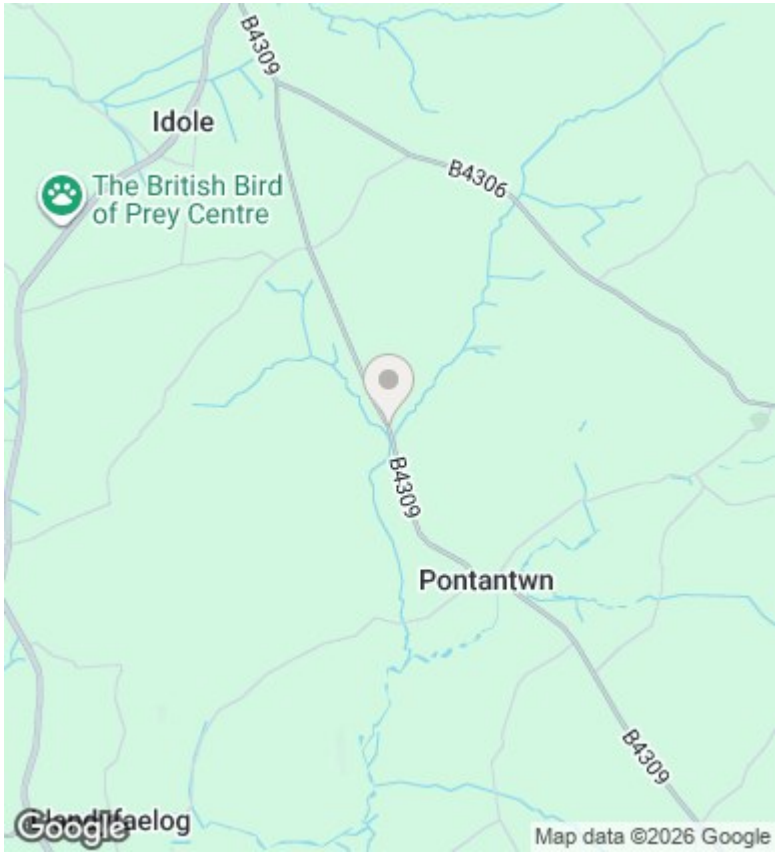
STABLE No 4
17'0" x 8'6"

LOOSE HOUSING/IMPLEMENT STORE
23'0" x 21'6" 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.



Directions

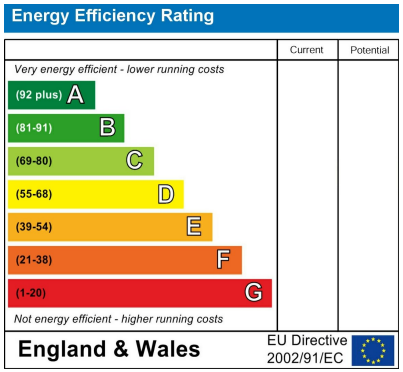
From Carmarthen take the A484 Llanelli Road south and having travelled through Cwmffrwd past the 'MG' Car dealership fork left onto the B4309 Pontyates Road. Travel past the left hand turning for Pontyberem continuing through the hamlet of Bancycapel. Travel down the road and upon entering Cloigyn, turn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

Viewings

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

Council Tax Band

A



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