



Maesgwendraeth Farm Trimsaran, Carmarthenshire, SA17 4LD

- Acreage and Outbuildings
- Large Paddock
- Idyllic Location
- Unique Listing
- Viewing Strictly By Appointment Only
- 3.6 Acres
- Fishing Rights for the Gwendraeth Fawr
- Chain Free!
- Non Residential Property

£240,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: N/A

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take-on RLM/SC/0922/draft
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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VIRTUAL TOUR AVAILABLE Located in the most idyllic surroundings in the Gwendraeth Valley, where the "Gwendraeth Fawr" river flows past under the "Pwll-y-Llygod" single-arch bridge, which has been recognized as the oldest tram road bridge dating back to 1770, we have for sale this beautiful smallholding of 3.6 acres. The lucky purchaser has a great opportunity and potential to add a bit of versatility due to the outbuildings (STP) and also to enjoy the fishing rights you have to the river as well as having a chalet to use as a rest-room while you are there during the days. Cash buyers only!

The listing comprises a Dutch barn with a loose box. Silo barn with two lean-to-loose yards. Stable and loose box. Versatile workshops. A concrete hard-standing area offering ample parking, a Summerhouse and a paddock, which is 2.44 acres.

Trimsaran is a community and former mining village on the B4308 between Llanelli and Kidwelly in the Welsh county of Carmarthenshire. It is six miles from Llanelli and 13 miles from Carmarthen. It is close to Burry Port Harbour, Pembrey Country Park, and the Millennium Coastal Park. Trimsaran offers a local primary school, convenience shop, and pharmacy and is very popular with walkers because of the village's pretty scenery.

KEY INFORMATION

CHALET

DUTCH BARN WITH LEAN TO LOOSE BOX

SILLO BARN WITH TWO LEAN TO LOOSE YARD

STABLE AND LOOSE BOX

SPACIOUS WORKSHOPS



DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on traveling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". At the mini roundabout take the first turning off signposted "Carway". Follow "Culla Road" taking the second turning on you left signposted for "Pontnewydd". Follow the road taking a left-hand bend and continue to follow going past a few properties on your right. You will see a track entrance to the left with a small cattle grid, turn here and follow the track along, when you can see a dutch barn to your left turn left and follow on through a courtyard then See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.