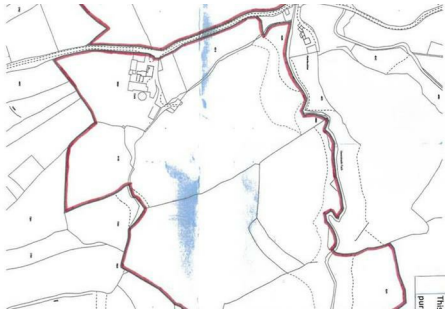


Terry Thomas & Co

ESTATE AGENTS



Gors Farm, Anex, Y Hendy Llaethdy and The Barn Maesybont, Llanelli, SA14 7HH

Situated near the village of Maesybont, and located between the towns of Cross Hands and Carmarthen, this remarkable property offers a unique opportunity for those seeking a tranquil countryside lifestyle. Whilst set in a rural location it is also within a mile of the A48 and within a stones throw of the M4 corridor. This expansive stock farm is set on a sprawling 65.59-acre estate, with multiple multipurpose farm buildings. Whilst the Farmhouse itself needs some updating and refurbishment work the barns that surround the farmyard are ideal holiday lets/self contained annexes.

Whether you're looking to escape the hustle and bustle of city life or wanting to immerse yourself in the beauty of nature, this property offers the perfect retreat, with its generous land, there is endless potential for nature enthusiast, a farmer at heart, or simply someone looking for a change of pace, this property in Maesybont is sure to captivate your heart and imagination.

The versatility of this property is truly unmatched, offering a blank canvas for you to create the home of your dreams. With lots of income potential.

Located in the idyllic countryside of Carmarthenshire, you'll have the best of both worlds - a peaceful rural setting with the convenience of nearby amenities and easy access to the M4.

Offers in the region of £815,000

Gors Farm, Anex, Y Hendy Llaethdy and The Barn

Maesybont, Llanelli, SA14 7HH



Farmhouse

Gors Farmhouse Aluminium double-glazed door to the Hallway (NB this part of the property needs complete refurbishment.) Under stairs storage cupboard with original door. Doors leading to Sitting room and Lounge. Staircase leading to the first floor. Economy 7 electric storage heater. Sitting room 4.76m x 3.71m Tiled fireplace, Economy 7 heater and uPVC double glazed window to fore. Lounge 4.75m x 2.80m uPVC double glazed window to fore, former inglenook fireplace, electric storage heater, door through to Kitchen/Dining Room 5.24m x 3.85m Fitted base unit with Formica door and drawer fronts marbleised effect work surface over. Stainless steel sink, electric cooker point, Oil fired Rayburn Royale, uPVC double glazed window to side and double glazed rear entrance door, aluminium double glazed window to other side. Door through to bathroom 2.79m x 1.52m Low level WC, panel bath, pedestal wash hand basin, uPVC double window to rear. Marblex panelled walls. Landing Door leading through to: Bedroom 1: 4.76m x 3.69m uPVC double glazed window to fore, tiled fireplace and electric storage heater. Box room: 1.84m x 1.40m uPVC double glazed window to fore. Bedroom 2: 4.73m x max 3.82m uPVC window to the fore. Electric storage heater, door with staircase leading up to the loft. Door leading through to: Bedroom 3: 5.22m x 3.84m Vaulted ceiling, uPVC double glazed window to side.

The Cottage

Stable style uPVC double glazed entrance door leading to hallway which has a panel radiator with grills thermostatically controlled, staircase to first floor, under stairs storage cupboard, door through to kitchen, lounge and wet room. Wet room 1.76m x 1.98m Low level WC, corner low threshold walk in shower area with a Triton power shower fitment, pedestal wash hand basin. Autumn leaf uPVC double glazed window to rear, wall mounted extractor, floor to ceiling Marblex panel walls and panel radiator with grills. Kitchen 3.06m x 2.59m Range of fitted base and eye level units with Maple finish door and drawer fronts and a marbleised effect work surface over the base units incorporating a single drainer stainless steel sink. Plumbing for washing machine. New Home oven/grill. 4 ring halogen hob with a pull out extractor over. Tiled walls between the base and eye level units. Worcester Heat Slave 1519 Oil fired combination boiler which serves the central heating and heats the domestic water. Space for fridge and a panel radiator with grills, thermostatically controlled. Lounge 3.07m x 3.35m Panel radiator with grills thermostatically controlled, uPVC double glazed window to rear. TV and telephone points. First floor. First floor part galleried landing, panel radiator with grills thermostatically controlled, uPVC double glazed window to rear. Doors to bedrooms and separate WC. Access to loft space and a built in airing cupboard with fitted shelves and panel radiator. Rear bedroom 1 3.06m x 3.36m Panel radiator with grills thermostatically controlled, uPVC double glazed window to rear. Front bedroom 2 3.06m x 2.57m Panel radiator with grills thermostatically controlled, uPVC double glazed window to fore. WC. Low level WC and a corner pedestal wash hand basin, panel radiator with grills thermostatically controlled and uPVC double glazed window to fore, shaver light switch.

The Barn

council tax band d (council tax band d)
Light Oak finished uPVC double glazed entrance door which leads through to the kitchen. Kitchen 4.82m x 2.34m Fitted modern base and eye level units with light Oak finish door and drawer fronts with matt finish granite effect worksurface over the base units incorporating a stainless-steel sink. Oven/grill, 4 ring

halogen hob with pull out extractor over. Breakfast bar area, ceramic tiled floor, tiled walls between the base and eye level units, LED downlighting, panel radiator with grills thermostatically controlled. Door to an under stairs storage cupboard, uPVC double glazed window to fore. Door leading through to rear hallway and door through to lounge. 7.64m x 4.64m Oak finished flooring, feature uPVC arrow lights to front and rear, further uPVC double glazed window to fore and uPVC double glazed double doors to rear leading out to the rear garden and patio area. LED downlighting, 2 panel radiators with grills thermostatically controlled and part exposed feature pointed stone wall. Rear hallway/ utility area. Plumbing for washing machine, fitted eye level cupboard, uPVC double glazed entrance door, panel radiator with grills thermostatically controlled, ceramic tiled floor and staircase leading to first floor. First floor landing area. Doors leading off to all bedrooms and family bathroom and also a walk in airing cupboard with panel radiator with grills. Bedroom 1. 3.53m max x 3.56 slightly 'L' shaped narrowing to 2.29m. uPVC double glazed window to side and double-glazed Velux window to fore, panel radiator with grills thermostatically controlled. Front bedroom 2. Panel radiator with grills thermostatically controlled, double glazed Velux window to fore. Bedroom 3. Double glazed Velux windows front and rear and panel radiator with grills thermostatically controlled. Bathroom. 3.69m x 1.75m Pedestal wash hand basin, close coupled economy flush WC, panel path with hot and cold tap fitment over plus additional chrome mixer shower fitment. Double glazed Velux window to rear and panel radiator with grills thermostatically controlled.

Yr Hendy Llaethdy

council tax band d (council tax band d)
Yr Hendy Llaethdy gated access with a side garden, paved patio area and adjoins open countryside to rear. Oil fired central heating. uPVC double glazed entrance door leading the entrance hall with a ceramic tiled floor door through to Lounge and Bedroom. Bedroom 4.65m max x 4.22m uPVC double glazed window to fore, Oak finished flooring. Lounge 4.96m x 4.67m narrowing to 4.37m Oak finish flooring, door with walk in access to under stairs storage cupboard, uPVC double glazed window to fore, uPVC double glazed window to the side and LED downlighting. Door through to rear entrance hall. Rear entrance hall. Vaulted style ceilings with LED downlighting, ceramic tiled floors and doors through to utility room, wet room and kitchen. Staircase leading to the first floor, uPVC side entrance door. Utility room. 2.31m x 2.32m. uPVC double glazed window to side, Worcester oil fired combination boiler which serves the central heating and heats the domestic hot water, plumbing for washing machine and ceramic tiled floor. Wet room. 2.30m x 2.37m. Floor to ceiling tiled walls, wall mounted chrome ladder radiator, pedestal wash hand basin, close coupled economy flush WC and a chrome wall mounted shower fitment with rain showerhead. LED downlighting, light extractor and uPVC double glazed window to rear. Kitchen. 4.76m x 3.86m. Range of fitted base and eye level units with light finish Oak door and drawer fronts, Matt granite effect worksurface over the base units incorporating a stainless-steel sink. 4 ring halogen hob with pull out extractor fan over, Neff oven/grill, full integrated dishwasher, fully integrated fridge, uPVC double glazed window to rear. LED downlighting ceramic tiled floor, brick effect tiled walls between the base and eye level units. First floor. Dog-legged staircase leading to the landing area. Double glazed velux window to rear. Doors to Bedroom 2 and walk-in airing cupboard with fitted shelves, panelled radiator with grills. Bedroom 2. 3.62m x 4.73m. uPVC double glazed window to side, double glazed Velux window to fore. Panel radiator with grills thermostatically controlled, built in wardrobe. Bathroom.

2.74m x 1.93m. Panelled Bath, pedestal wash hand basin, close coupled economy flush WC. LED downlight and light extractor. Double glazed Velux window to fore. Part tiled walls. Bedroom 3. 3.43m x 4.66m uPVC double glazed window to the side, double glazed Velux window to fore. Panelled radiator with grills, thermostatically controlled.

Annex adjoining Yr Hendy Llaethdy

council tax band b (council tax band b)
Annex adjoining Y Hendy Llaethdy uPVC double glazed double doors leading through to an open plan/Lounge/Kitchen/Diner which measures 6.79m x 4.35m extending to 5.15m. uPVC double glazed window to the fore, uPVC double glazed window to the side. Oak finish flooring to the lounge area, Ceramic tile flooring to the kitchen area. Panel radiator with grills, thermostatically controlled. Feature fireplace. LED downlighting. Kitchen area has a range of base and eye level fitted units with Light Oak drawer and door fronts and Matt finish marble effect worksurface over the base unit incorporating 1 1/2 bowl stainless steel sink. Fan assisted Oven/Grill. 4-ring Halogen hob with pull out extractor over. Brick effect tiled walls between base and eye level units. Plumbing for washing machine. Fully integrated fridge. Door through to bedroom 4.66m x 4m. uPVC double glazed window to side. Oak finish flooring. Panel radiator with grills, thermostatically controlled. Door through to a walk-in wardrobe/dressing room 2.68m x 1.60m, panel radiator with grills, thermostatically controlled and Oak finish flooring. En-suite 2.65m x 2.19m Pedestal wash hand basin, close coupled economy flush WC, double open walk-in shower with chrome mixer shower fitment. Floor to ceiling Marblex panelled walls. Wall mounted chrome ladder towel radiator. uPVC double glazed window to rear. LED downlighting incorporating light/extractor. Oil Fired central heating heated by boiler in Y Hendy Llaethdy.

Externally

Outbuildings 60' x 12' part steel framed general-purpose Dutch barn, 70' x 21' cubicle shed, 40' x 20' general purpose barn, 30' x 40' general purpose barn and a field shelter.
The Land. In all approximately 64.5 acres of land comprising 57 acres of generally level, mainly laid to pasture, separated into 10 enclosures having generally good stockproof fencing to the outer boundaries and suitable for grazing with early cropping, all being conveniently located and accessed from the homestead. There is Approximately 7.5 acres or thereabouts of woodland. The land adjoins the Gwendraeth Fach River to the Northern and Western boundary, and this is where predominately the woodland areas are located. The remaining 1.09 acres of land consists of concreted farm courtyard, consolidated driveways and areas within the agricultural outbuildings.





Floor Plan



Type: House - Farm – 25 Acres +

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity and water. Private drainage.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

