



Neuadd Deg Barns Manordeilo, Llandeilo, Carmarthenshire, SA19 7BL

Offers In The Region Of £189,500

Set in one of the finest locations within the Towy valley between the country market towns of Llandeilo and Llandovery commanding the most wonderful views across a vast expanse of countryside towards the Carmarthenshire Fans in the National Park. The property comprises a choice 3 acre smallholding which is

approached over a newly established tarmac driveway which leads into a spacious well presented farmyard with extensive range of traditional stone slate buildings with potential for conversion (subject to obtaining the necessary consents) together with general purpose buildings, livestock housing and stables Level concrete

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paved yard around which the buildings are arranged. Level lawned gardens with herbaceous borders. Productive pasture paddocks together with mature woods bordering stream. Viewing of this splendid opportunity is highly recommended. Book an appointment today.



Council Tax Band: Exempt



OUTSIDE

The property is approached over a tarmac driveway which leads, via a gated entrance, to a spacious courtyard around which all the buildings are arranged.

PRINCIPAL BUILDINGS

The principal buildings are comprised of -

FORMER COWSHED - SECTION 2

20'0" x 15'0"

Again fitted out for small animal housing.

FORMER COWSHED - SECTION 1

29'0" x 15'0"

Stone built arranged in two sections and currently sub divided for small animal housing.

TRADITIONAL STONE BARN

33'8" x 18'10"

With lofted area above. Lean to gi structure to rear. To side of building is a set of stone steps which leads to the lofted area. This building is subdivided -

STABLE AREA

19'11" x 18'2"

Lofted area above and further sub division area fitted out for small animal housing.

ATTRACTIVE REDBRICK FORMER CATTLEHOUSE

47'4" x 13'6"

The whole being fitted out for further small animal housing.

LEAN TO

14'0" x 11'2"

GENERAL PUPOSE IMPLEMENT STORE

45'0" x 35'0"

A well constructed steel frame building with low block wall surround and sheeted elevations. Concrete floor.

GENERAL PURPOSE BUILDING

48'7" x 15'8"

Low concrete block surround and gi clad roof. Galvanised sheeted doors to front.

GARAGE

17'1" x 10'2"

A concrete block structure with open front and concrete floor. This is located to the rear of the farmhouse with easy access from the main courtyard.

LAND

The land is arranged in a single enclosure being well fenced and watered. The land is in excellent heart being laid to pasture that is capable of high yields of quality fodder throughout the season. Having good gated access to the buildings affording efficient movement of livestock and machinery. To the rear of the a side paddock is an internal track alongside which is a mature native woodland bordering a stream making a lovely feature.

COUNCIL TAX

We are advised that the property is Exempt from council tax.

SERVICES

We are advised that the property is connected to mains electricity and water.

EDUCATION

A wide range of state schools are to be found in Llandeilo, Ffairfach, Gorslas and Carmarthen (the latter two offer Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk.)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmer's Hunt. The Rivers Towy and Cothi are noted for the Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. The town of Llandeilo offers a range of sporting amenities. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296 883

LOCATION

The property enjoys a landmark location to take advantage of the breathtaking surrounding scenery for which the area is renowned. It is approximately 1 mile from the A. 40 and 2 1/2 miles to the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 18 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on: www.morgancarpenter.co.uk & www.zoopla.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC