



Troedrhiwfelen, Llandovery,
Carmarthenshire, SA20 0JX



- * 133 Acre Livestock Farm *
- * 2 Bedroom Bungalow With Living Room, Kitchen & Sun Room *
- * A Range Of Useful Outbuildings *
- * Elevated Position With Fine Views *
- * Sale Due To Retirement *

GUIDE PRICE £950,000

Description Troedrhiwfelen is a 133 acre livestock farm situated in a renowned farming area which lies towards the periphery of the Brecon Beacons National Park. The farm is easily accessible off the A40 trunk road, with some of the farmland actually fronting this road and located in an elevated position enjoying ever changing views of the surrounding countryside. The property offers the best of both worlds in terms of its wonderful location in an area almost entirely agricultural and forestry based and yet situated just over 2 miles from the market town of Llandovery. The property comprises a 2 bedroom bungalow with living/dining room, kitchen, sun room and bathroom. The farm includes a useful range of traditional and more modern outbuildings along with a sheep handling system which offers possibly the best view in Carmarthenshire.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows:

Sun Room 27' 0' x 8' 9 with Grant oil fired combi boiler, radiator. Worktop. Dual aspect windows.

Kitchen 12' 0 x 11' 05 with floor and eye level drawers and cupboards and stainless steel sink and drainer. Oil fired Rayburn. Part tiled walls. Plumbing for dishwasher.

Living Room/Dining Room 18' 11 reducing to 9' 10 x 15' 7. Being L-Shaped with log burner and radiator.

Bedroom 1 11' 05 x 6' 04 with radiator.

Bedroom 2 15' 06 x 6' 05 increasing to 8' 07 with tiled floor and radiator.

Bathroom 11' 03 x 6' 11 with shower cubicle, bath, low level wc, pedestal wash hand basin and part tiled walls. Radiator.

Porch with tiled floor.

Externally

Utility with plumbing for washing machine and sink.

Garage of brick construction with profile sheet roof with WC.

Garage of block construction with corrugated roof.

Outbuildings

Former Cowshed 27' 05 x 17' 11 of stone construction with slate roof with electricity connected. **Storage Shed** of stone and brick construction with corrugated roof. Lean-to of brick construction with corrugated roof. Further lean-to to side of block construction with corrugated roof. **General Purpose Wood Store** of block and corrugated construction.

Dutch Barn of pole construction with corrugated roof and sides and Lean-to with corrugated roof. **French Barn** of steel frame construction with corrugated roof and double sided Lean-to of pole framed construction, part block and part profile sheet walls. **General Purpose Shed** 75' 0 x 28' 0 of steel framed construction with part block and part vent air walls with asbestos roof. Car lift.

General Purpose Shed 60' 0 x 29' 0 of steel frame construction with part block and part timber walls with zinc roof. **Sheep Handling Pens and Dipping Facilities.** **Former Cubicle Shed** 59' 0 x 22' 0 of steel frame construction with part block and part timber walls with zinc roof. **Former Silo** 59' 0 x 16' 06 of part block and part timber construction beneath a zinc roof with **Lean-to Cattle Shed** 59' 0 x 21' 0 of block and part timber walls beneath a profile sheet roof.

Land Extending in all to approximately 133 acres of permanent pasture. A plan of the land is attached with these particulars.

Services With mains electricity, private water and private drainage. Oil central heating.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure We understand that the property is freehold with vacant possession.

Council Tax Band C

Health & Safety Given the potential hazards of a farm, we ask you to be as vigilant as possible for your own safety when making your inspection, particularly around the buildings, machinery and livestock.

Plans, Areas & Schedules A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Fixtures, Fittings & Machinery Unless specifically described in these particulars, all fixtures, fittings & machinery are excluded from the sale though may be available by separate negotiation. Further information available from the selling agent.

Directions The agents will accompany all viewers.

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440 E-Mail: llandoverly@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

