

**Myddfai
Llandovery
Carmarthenshire.**

Offers Over £90,000



- Stone Barn
- Set in 0.98 Acres On Village Edge
- Brecon Beacons National Park
- Additional Land Available By Separate Negotiation
- For Sale/Lease For Commercial, Sport, Tourism, Recreation & Rural Enterprise Dwelling



General Description

A traditional stone barn standing in 0.98 acres of farm land located on the edge of the village of Myddfai within the Brecon Beacon National Park.

Myddfai, Llandovery, Carmarthenshire.

Property Description

A traditional stone barn standing in 0.98 acres of farm land located on the edge of the village of Myddfai within the Brecon Beacon National Park.

The land is mostly level/gently sloping pasture land and includes an old open sided hay barn.

Interested parties will need need to make their own enquiries to Brecon Beacons National Park to ascertain the likelihood of obtaining planning permission and if agreed requirements that the authority would specify.

Decision Notice

The current application for change of use to a holiday let has been approved and is attached to the sales details.

Health & Safety

Given the potential hazards of rural property, we ask you to be as vigilant as possible for your own safety when making your inspection.

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.

Local Authorities

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

Tenure

We understand that the property is freehold.

Services

Mains water connection available nearby.

Overage Clause

An overage clause will be included. Interested parties should obtain details from the agents.

DIRECTIONS

On entering the village of Myddfai, continue past the church which is on your right hand side. Turn right passing around the church yard. Just beyond this is a small terrace of houses on the right hand side and Glannant Barn is immediately beyond this short terrace on the right hand side.

Council Tax

Not Specified



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.