



Ty Isaf , Hebron, SA34 0XU

£425,000

A three/four bedroom detached smallholding, extending to around 9 acres or thereabouts along with an extensive range of buildings, that may provide potential and scope for conversion, subject to planning. The accommodation briefly comprises: porch, open plan living/dining room, conservatory, landing, three bedrooms, office/bedroom four and a family bathroom.

Porch



Upvc part glazed door, double glazed windows with obscured glass, fitted carpet, wooden door into Open Plan Living Room and Dining Room.

Open Plan Living/Dining Room



Living Room



Double glazed window to the front, beamed ceiling, slate hearth and fire surround with open grate, radiator.

Dining Room



Double glazed window to the front, beamed ceiling, radiator, stairs up to first floor.

Kitchen/Breakfast Room



Range of base and wall units with stainless steel sink and drainer, electric hob with extractor over and electric oven, laminate flooring, Grant floor standing boiler and Rayburn (decommissioned). 2 x double glazed windows to the rear and additional single glazed window overlooking Conservatory.

Conservatory



Single glazed wooden framed construction with concrete floor and door to the garden.

Bedroom One



Double glazed window to the front, radiator.

Bedroom Two



Double glazed window to the front, radiator.

Bedroom Three



Double glazed window to the rear, radiat.

Bedroom Four/Study



Double glazed window to the front, radiator, carpet.

Bathroom



Double glazed, obscured glass, walk-in shower with Triton electric shower over, WC, hand wash basin, built-in airing cupboard.

Long Barn & Outbuildings



Refer to Outbuilding Floorplan (not to scale). Comprises of a large stone built Long Barn, split into various sized rooms, with electrics connected. Ideal for use as workshop or storage space, or renovation into a dwelling, subject to planning permission etc.

Externally



The property has a total of 8.78 acres, 3 fields which are laid to pasture and gardens to the rear, greenhouse and polytunnel.

Additional Information

We have been informed that Japanese Knotweed may be present within the boundaries of the rear garden, but there is a treatment plan in place.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains. Solar Panels approximately £150 per quarter.

Water: Bore Hole

Drainage: Private Drainage.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band E

What Three Words: ///lasts.shields.pounces

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Ultrafast 220mbps upload and 1000mbps download. Please

note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

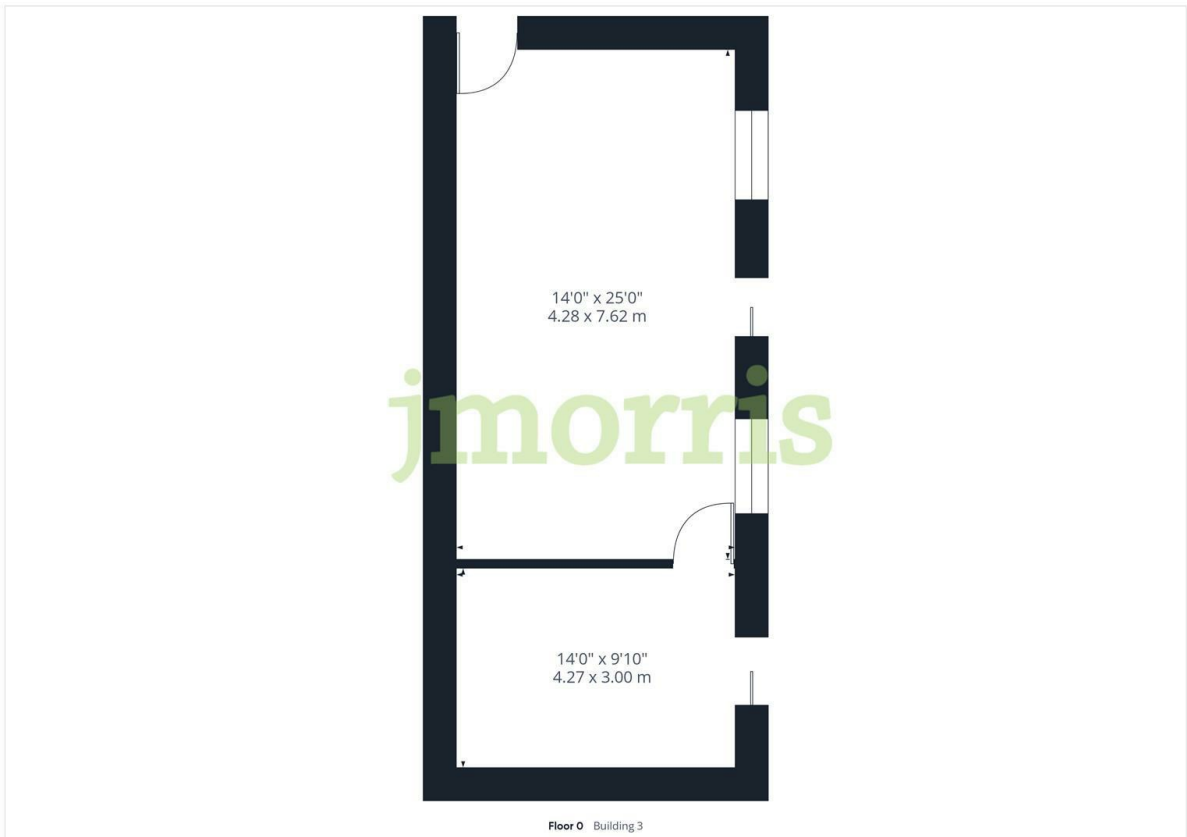
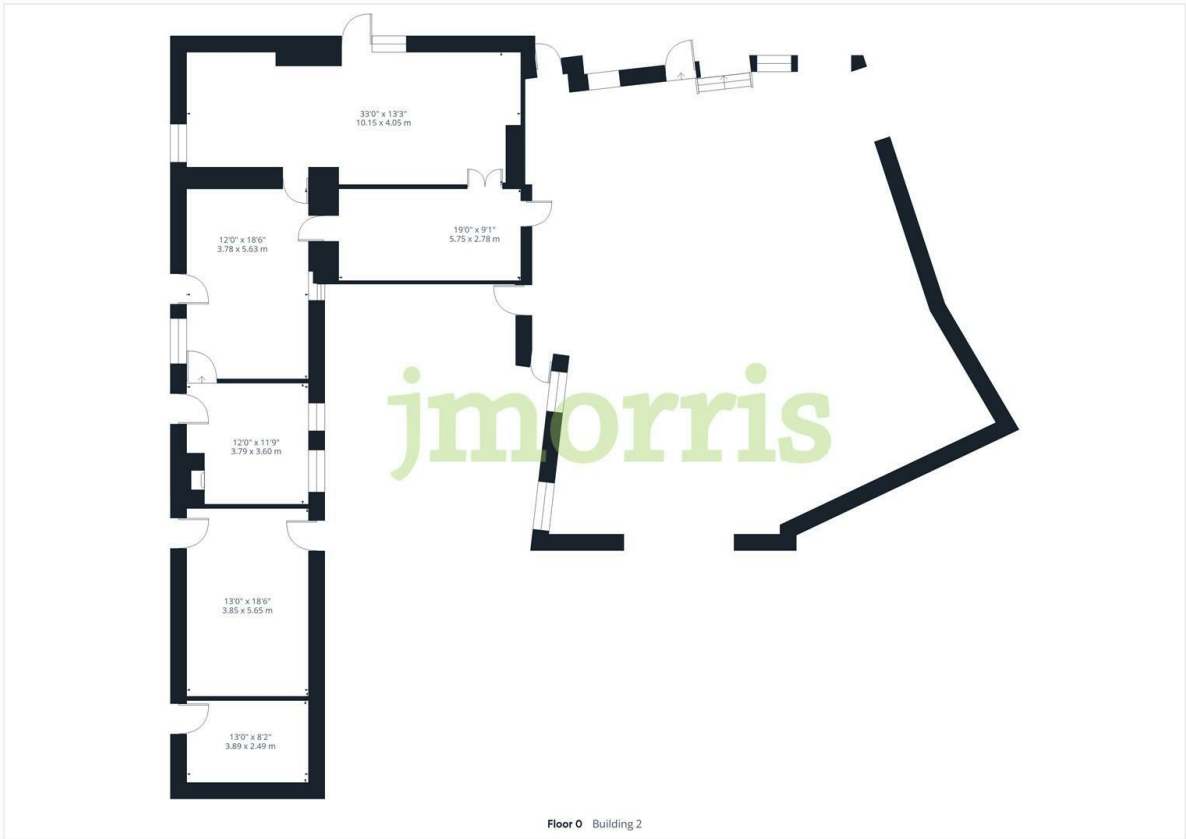
Three Voice - None & Data - None

O2 Voice - None & Data - None

Vodafone. Voice - None & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

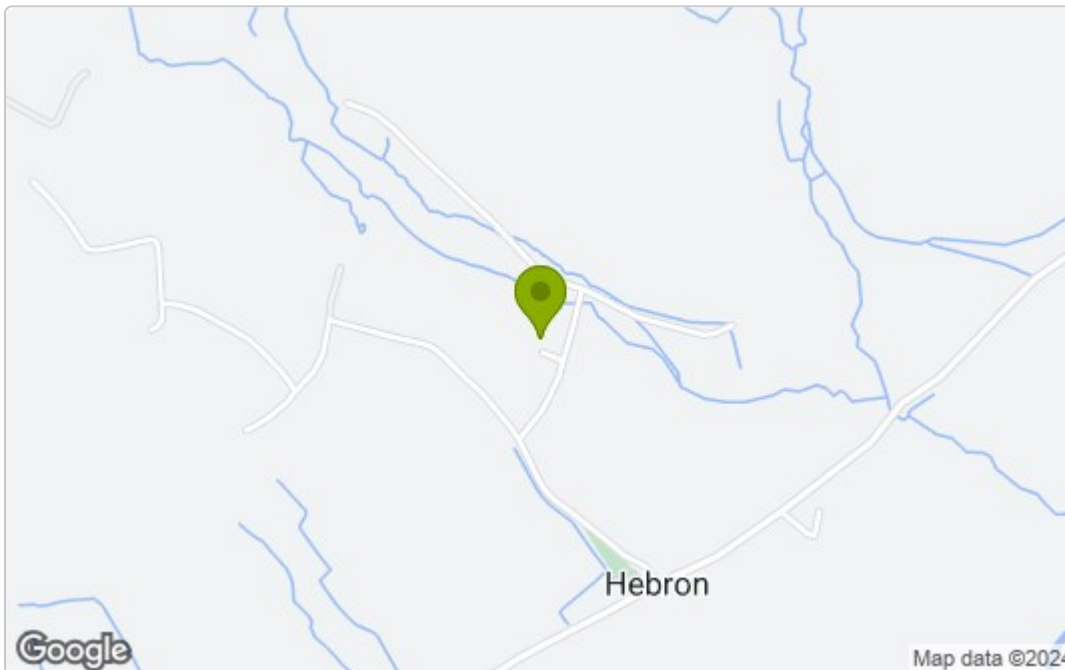




Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.