



Huelfa Lodge Salem Road, St Clears, SA33 4LG

Offers In The Region Of £450,000

Appealing smallholding, incorporating a single paddock extending to 5 acres or thereabouts

Rural, countryside location yet within easy driving distance of town facilities

Timber frame detached 3 bedroom bungalow

Considerable potential for further enhancement

EPC D

Situation

Enjoying a rural location along Salem Road which lies within a mile or so of the small former market town of St Clears and also being within relatively easy reach of the villages of Llangynin and Meidrim, etc. The town of St Clears offers a good range of services and facilities which cater for all day to day needs and is situated on the A40 dual carriageway which provides excellent accessibility to the town of Carmarthen (10 miles distant from the town) which has the benefit of a comprehensive array of commercial, educational and recreational facilities.

Directions

Location plan attached. From the direction of St Clears, proceed along Salem Road, turning left signposted 'Llangynin', passing a Chapel on your right hand side. Continue on this road and the entrance to the property is the first left hand turn after Kaowood Country Park/Woodland Lodges. A 'for sale' board will be erected on site. Viewing by prior appointment only.

Description

Approached from a country road, a driveway leads to the property which comprises a detached 3 bedroom bungalow of timber frame construction under a concrete tiled roof. Enjoying a rural countryside aspect, the property stands within a generous plot which could be further developed into landscaped grounds. The paddock is situated to the fore of the property and is ideally suited for livestock or equestrian purposes and extends to some 5 acres or thereabouts. A smallholding which offers considerable potential for improvement which is described in more detail (approx. dimensions only):

Ground Floor Only

Entrance Hallway 13' x 6'10" (3.96m x 2.08m)

With plumbing for an automatic washing machine and radiator, door to:

Kitchen 15'5" x 13'2" (4.70m x 4.01m)



Affording a range of base units with complimentary work surface above, incorporating a 1.5 bowl stainless steel sink

and drainer unit, tiled splashbacks, radiator, window to the fore and space for a table and chairs.

Inner Hallway

With radiator, loft access and built in shelved airing cupboard.

Bedroom 1 7'8" x 8'7" (2.34m x 2.62m)



Overlooking the rear with radiator.

Bathroom 6'8" x 7'10" (2.03m x 2.39m)

Comprising the usual 3 piece suite of W.C., bath, wash hand basin, partly tiled walls and window to the rear.

Bedroom 2 10'11" x 11'6" (3.33m x 3.51m)



Overlooking the side with radiator.

Bedroom 3 11'1" x 10'11" (3.38m x 3.33m)



Overlooking the fore with radiator.

Living Room



Patio doors lead to the fore, with radiator and door to the front of the property.

Grounds



The property stands within a generous sized plot with ample parking space and scope to be further developed. A lawned area is seen to the fore together with numerous trees, mature shrubs and flowers etc.

Oil tank to the rear.

Planning

Permission for a 10m by 20m shed

Land



To the fore of the property is a single enclosure laid to permanent pasture which extends to some 5 acres or thereabouts in total. Ideally suited for livestock or equestrian purposes.

Services

Private water connection, we understand that this supply comes from Lodge Caravan Park (Legal adviser to confirm). Mains electricity supply and private drainage connection. Oil fired central heating system. External 'Grant' boiler.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band C (online enquiry only)

General Remarks

An exciting opportunity to acquire a detached bungalow in a very pleasant rural location with the benefit of a 5 acre field. To fully appreciate the potential that this smallholding has to offer an early inspection is strongly recommended.

Location Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

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