



Huelfa Lodge Salem Road, St Clears, SA33 4LG

**Offers In The Region Of £425,000**

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.

### 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.

### 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.

### Utilities & Services

Heating Source: Oil Fired Central Heating.

Services -

Electric: Mains

Water: Private, we understand that this supply comes from Lodge Caravan Park (Legal adviser to confirm).

Drainage: Private Drainage

Local Authority: Carmarthenshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

### 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.

### Broadband Availability

According to the Ofcom website, this property has both

standard and Ultrafast broadband available, with speeds up to Standard 1mbps upload and 5mbps 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 - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & 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.

### **Anti Money Laundering & Ability To Purchase**

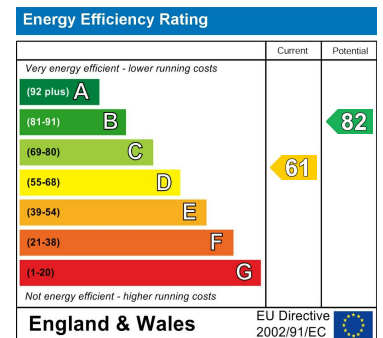
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

## Location Plan



## Energy Efficiency Graph



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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