



Tyr Gate, St. Clears, SA33 4NF

Offers In The Region Of £1,000,000

An excellent opportunity to acquire this charming small farm, amounting to approximately 46.54 acres, situated in a beautiful South Carmarthenshire location, approximately 2.5 miles from the town of St Clears. The property sits on its own surrounded by rolling countryside and boasts a large traditional 4 bedroom house with 3 reception rooms, a large stone L-shaped barn and a more modern steel framed multipurpose barn, ideal for keeping livestock. The land is level and of excellent quality, comprising a straight run of seven fields, all adjoining and directly accessed from the farms yard. This is fabulous property offering so much, ideal for buyers seeking this type of country living lifestyle. Viewing is highly recommended.



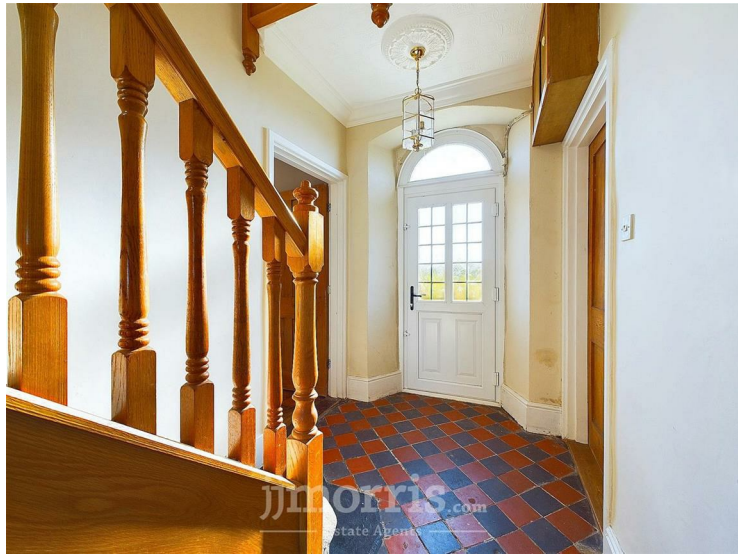
Situation

The property is situated on its own with no immediate neighbours, set off a minor road which is accessed from the A40 itself, conveniently placed near the town of St Clears which has a traditional high street and range of shops/amenities. Other near by towns along to A40 include Carmarthen, with its links onto the M4 corridor, Whitland, Narberth & Haverfordwest, all providing a wide range of shops, services and amenities. The south Carmarthenshire coastline is within roughly 7 miles distance, with the small town of Laugharne being the closest and well known for its lovely scenery across the Carmarthen bay estuary.

Accommodation

UPVC double glazed front door opens into:

Entrance Hall



Quarry tiled flooring, oak staircase rises to first floor, original panelled doors open to:

Living Room



Double glazed sash window to front, feature fireplace, exposed wooden flooring, radiator.

Sitting Room

Dining Room



Tiled flooring, 2 x double glazed windows to rear, feature fireplace with side arched recesses.

Kitchen



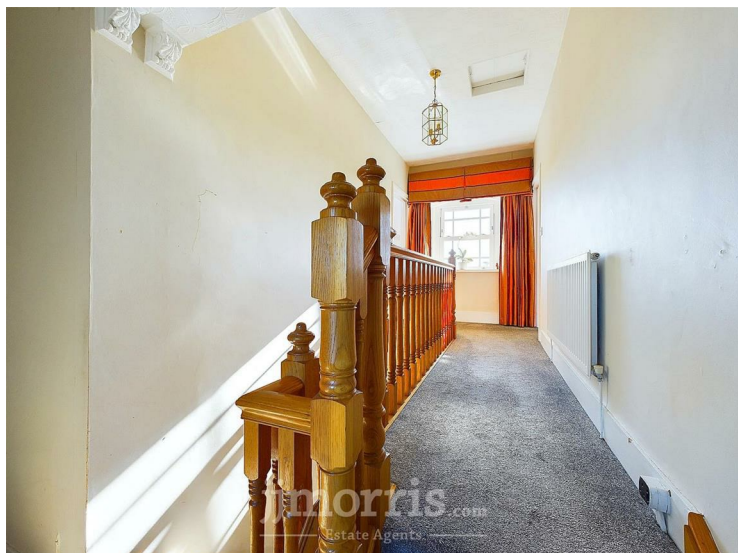
Fitted with a range of wall and base storage units, worktops, single drainer sink, part tiled walls, space for cooker, extractor hood, plumbing for washing machine and white goods, tiled flooring, double glazed window to rear, double glazed door with matching side panels leads to:

Conservatory



Double glazed windows all around, lovely slate flooring, external double glazed door to the rear and yard area.

First Floor Landing



Oak spindle balustrade, double glazed sash window to front, radiator, doors open to:

Bedroom 1



Double glazed sash window to front, radiator, wood laminate flooring.

Bedroom 2



Double glazed sash window to front, radiator, wood laminate flooring.

Bedroom 3



Double glazed window to rear, radiator, wood laminate flooring.

Bedroom 4

Double glazed window to rear, radiator.

Bathroom



Comprising a shower cubical, W.C, wash hand basin set in a vanity storage unit, tiled walls, radiator, frosted double glazed window to rear, built in airing and storage cupboards.

External House Grounds



There are good size level garden areas around the house, being mainly laid to lawn with the rear area having some shrubs and plant borders. A gated private driveway leads up to a concreted yard which provides ample parking and turning space. The yard area leads on to the outbuildings and the land.

Stone Barn



A traditional stone L-shaped barn with a pitched tiled roof. Internally there are 3 main areas as per the attached floor plan demonstrates. At the rear is an enclosed yard.

Agricultural Shed



An excellent multi purpose agricultural shed, ideal for sheep or cows, but could be utilised for stables etc if required. Please see floor plan for dimensions.

Land



The land which amounts to approximately 46.54 acres runs in a straight line away from the house and outbuildings, comprising 7 fenced level fields of good pasture. Ideal for livestock, horses etc. Please see attached plan for identification.

Directions

From St Clears, travel along the A40 towards Carmarthen, and after only 1.5 miles approx, turn right after The Forge motel & restaurant, sign posted for Llansteffan. Go past the old church on your right and travel for a short way until reaching the property on your left hand side, as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///guards.heightens.dodges

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 6mbps 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 - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone Voice - Limited & Data - Limited

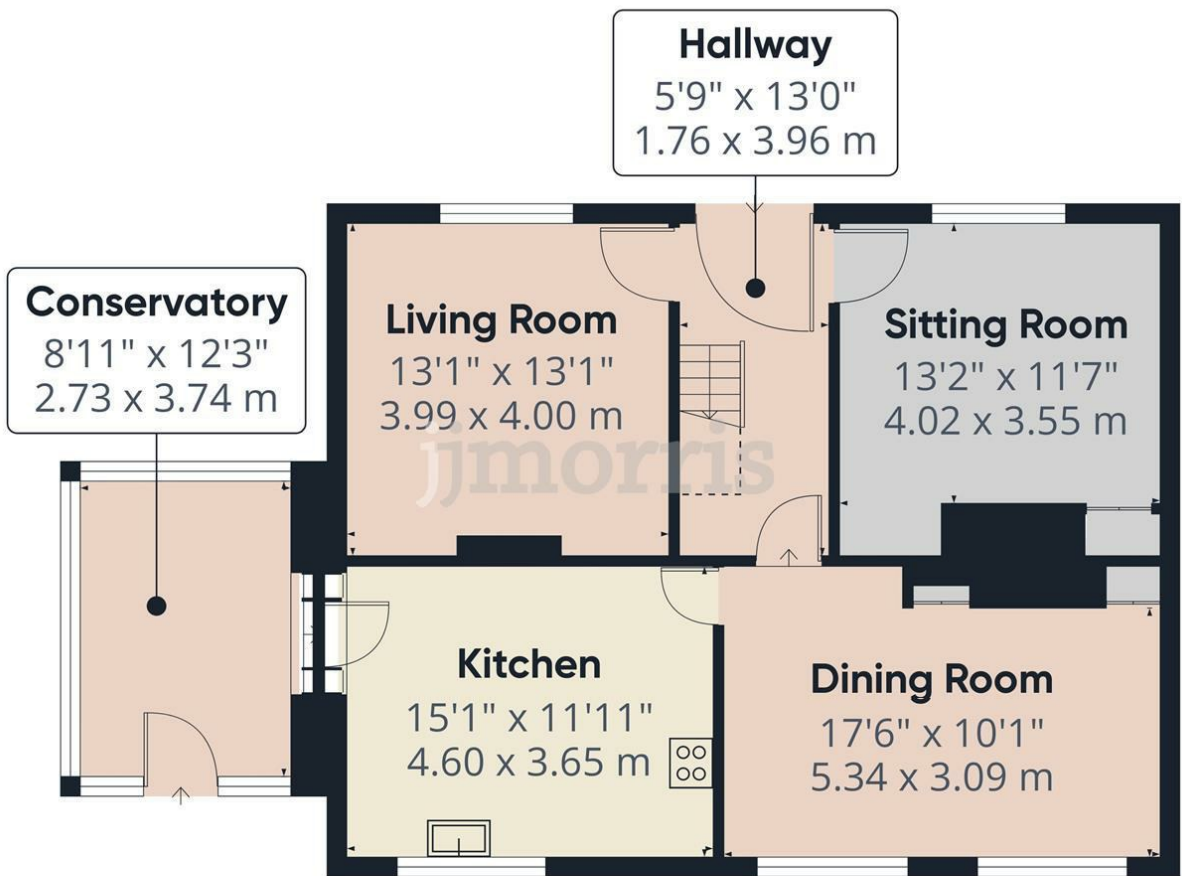
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering and Ability To Purchase

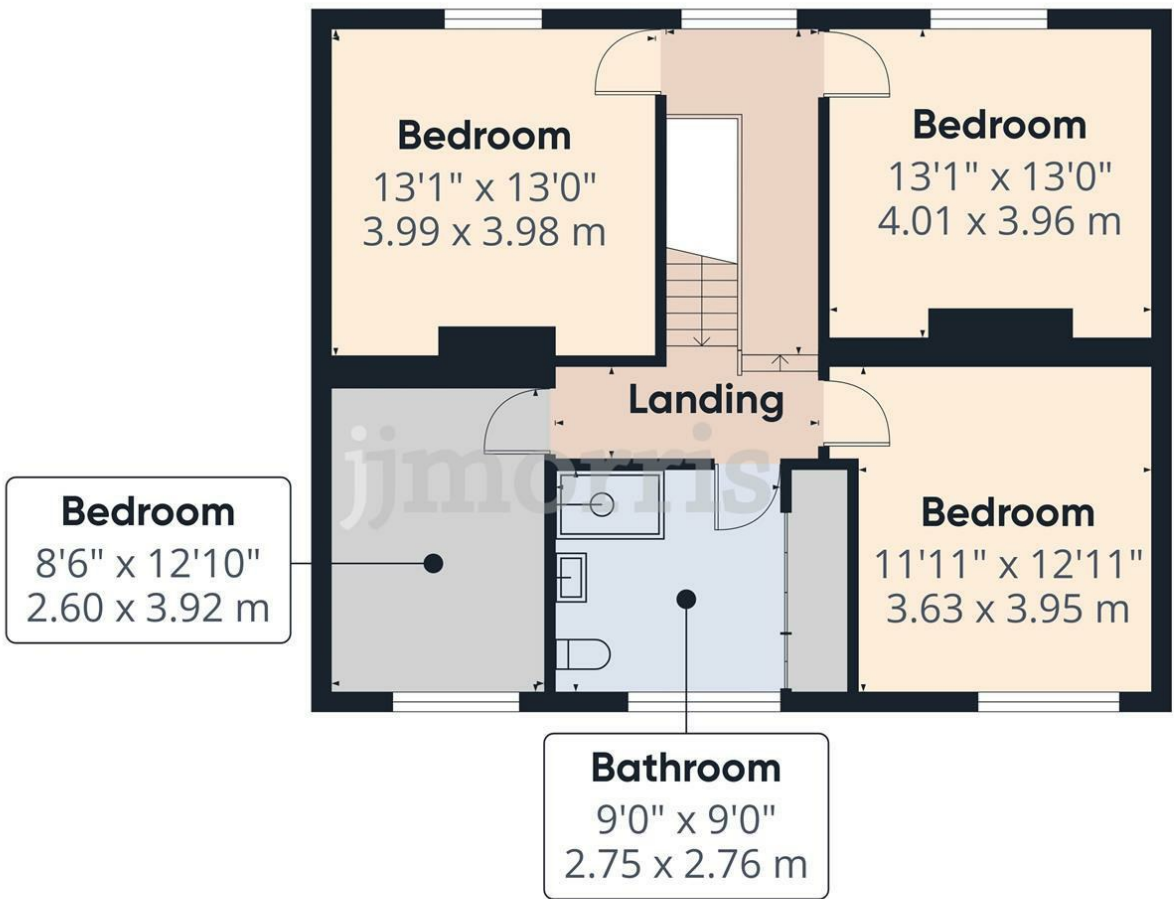
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

Floor Plan



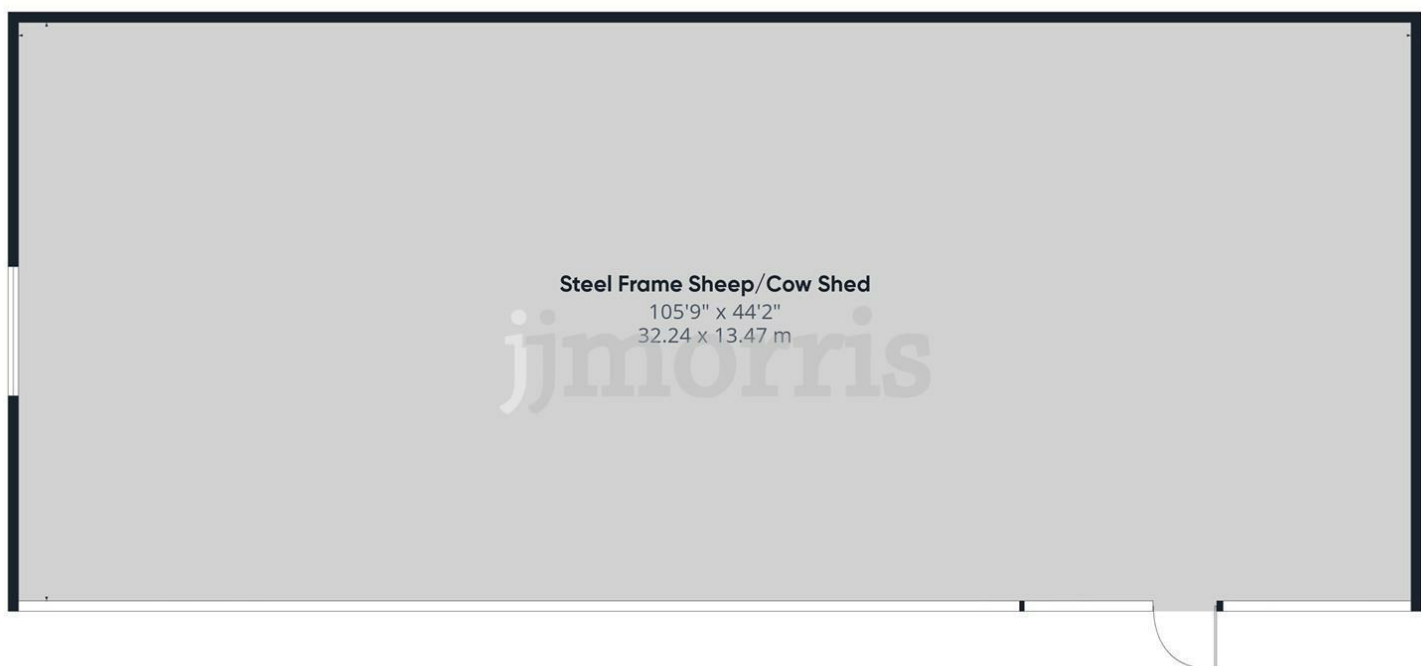
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

