



**Lot 1 , Land at Cwm Caredig , Rhydargaeu Road , Carmarthen , SA32 7AP**

**Offers In The Region Of £195,000**

Enjoying an appealing setting in a beautiful Welsh valley.

One of two separate lots extending to 12.5 acres or thereabouts of pasture and woodland. A bespoke carbon zero agricultural barn built by award winning 'Ty Pren', fully insulated and clad inside with a 12kw log burner offering great appeal.

Potential to be off the grid and completely self-sustaining with twelve 450w solar panels, a 5w battery and a spring fed stream.

Additionally, there is a Converted 'Luton' tiny home which makes ideal seasonal accommodation.

A unique parcel of land offering significant environmental and lifestyle appeal.

Both lots are available for sale separately or as a whole.







### Situation

Enjoying a delightful rural location in a beautiful valley a few miles or so from the village of Rhydargaeau which fronts the A485 road. The county town of Carmarthen lies some 5 miles distant and provides a comprehensive array of commercial, educational and recreational facilities together with excellent road and rail links to the larger towns of south Wales and the M4 connection at Pont Abraham.

### Directions

Access track is private and viewings are strictly by appointment only.  
Please, contact office for more details.

### Description

Extending to 12.5 acres or thereabouts comprising south facing unspoilt pasture land and pretty woodland. Enjoying an idyllic rural location surrounded by open countryside a substantial hand built carbon zero barn built by award winning Ty Pren is located within the land. The barn includes a seasonal worker's training and recreational space with 12w log burner.

Standing within the land is a converted 'Luton' tiny home which is used as accommodation for seasonal workers, twelve 450w solar panels and 5kw battery, orchard and ancient bluebell woodland, tool shed, newly planted edible forest gardens and a compost toilet.

Bordered by a stream the land is ideally suited to those looking to further enhance the excellent environmental credentials that the land offers. This plot of land is positively bursting with significant environmental appeal.

Please, note that the vendors would consider an offer for the land as a whole.

### Services

We would advise that solar panels are situated on the land, natural water supply via a stream. No mains services are connected to the land.

Local Authority: Carmarthenshire County Council

Right of access: Along the track to Cwm Ceir to the property

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps 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 - & Data -

Three Voice - & Data -

O2 Voice - & Data -

Vodafone Voice - & Data -

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.

### General Remarks

Very rarely does land which offers considerable environmental and lifestyle appeal appear on the open market and the opportunities that are available at Cwm Caredig are endless. A parcel of land which boasts environmental appeal located in a convenient and accessible location, an early inspection is highly recommended. Offers would be considered for the land as a whole.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com)

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: [fishguard@jjmorris.com](mailto:fishguard@jjmorris.com)

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: [haverfordwest@jjmorris.com](mailto:haverfordwest@jjmorris.com)

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: [narberth@jjmorris.com](mailto:narberth@jjmorris.com)