



Croesyceiliog Farm , Croesyceiliog, SA32 8DS

Offers In The Region Of £695,000

An opportunity to acquire a substantial farmhouse of considerable character, together with an extensive range of buildings on a farmstead that may have some development potential in the longer term, subject to the necessary planning consents being obtained. Occupying a most convenient location within a few miles of the centre of the busy town of Carmarthen and with excellent road links to a wider area. Further land is available by negotiation, if required.

SITUATION:

Croesyceiliog Farm is situated in the centre of the small rural village of Croesyceiliog which lies some 2 miles or so south of the edge of the market town at Carmarthen which is the principal administrative centre for the county of Carmarthenshire and has the benefit of an extensive range of facilities and amenities.

Whilst there are no local services within the village, Carmarthen, with its extensive range of amenities including a supermarket are within relatively easy reach as is the A48 dual carriageway which ultimately links to the M4 motorway.

DESCRIPTION:

Croesyceiliog farm occupies a pleasant setting within the small village of Croesyceiliog within a few miles of the centre of Carmarthen and comprises a substantial farmhouse, together with a range of buildings that have the potential for a variety of uses, subject to any necessary consents being obtained.

THE FARMHOUSE

The farmhouse comprises a traditionally constructed residence that was originally built pre 1919 but has been extended at various times in the past. The construction would appear to be traditional with pebble dashed rendered random masonry and cavity block walls under a pitched slate roof. The accommodation includes:

Entrance Hall

Shower Room

Lounge

Sun Lounge

Dining Room

Kitchen

Porch

First Floor Landing

Bedroom 1

Bathroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Externally

The residence stands within its own grounds.

THE FARM BUILDINGS

These are situated close to the residence and for the main

part surround a concrete yard or hardstanding etc.

There are brick built Pigsties under a corrugated asbestos roof together with the former Cowshed and Loose Boxes that house the Herringbone Milking Parlour and used as a collecting yard etc. These are of block wall construction under a corrugated asbestos roof.

There is a Workshop adjoining this building of steel frame construction with galvanized doors, concrete floor internally and box profile clad roof. Three phase electric is connected here.

The Main Buildings are situated around a concrete yard that has a partially slatted floor to allow access to an underground Slurry Store that is suitable for a farm of this size.

Silage Clamp and Cubicles being principally of steel portal frame with infill block and reinforced concrete walls with part Yorkshire board cladding under a Big 6 roof and providing 45 cubicles. The silage clamp is 95' x 40' with the lean to cubicle housing being 95' x 21'.

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SERVICES:

We believe that mains water is nearby although interested parties should make their own enquiries.

TENURE: Freehold with vacant possession upon completion.

LOCAL AUTHORITY: Carmarthenshire County Council, County Hall, Carmarthen, Carmarthenshire. SA313 3JP Tel: 01267 234567

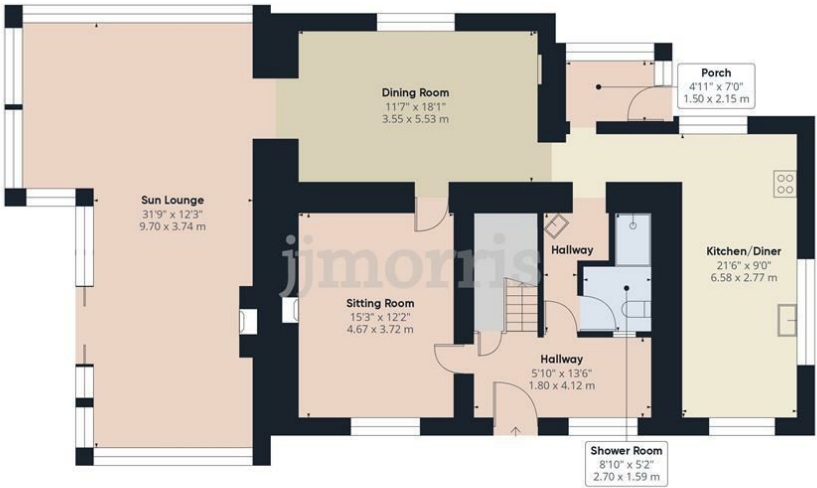
The residence of the property has mains water, electricity and drainage together with full oil fired central heating and is fully double glazed with various style windows

Additional Land

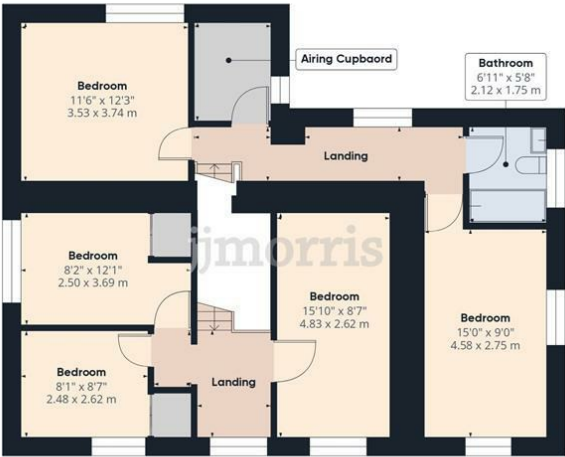
For those parties interested in the possibility of purchasing additional land, the following is available by separate negotiation.

LOT 2 - 52.5 ACRES OR THEREABOUTS - GUIDE PRICE £550,000

Floor Plan



Ground Floor



Floor 1

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

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