



Glanrhyd , Llanboidy, SA34 0EU

£375,000

Improvable residential smallholding occupying a pretty rural setting

Surrounded by 7.53 acres of pasture and woodland

Detached residence offering 3/4 bedroom accommodation

Boasting a wealth of character features throughout

Ripe for improvement and offering considerable potential

Range of outbuildings, some require renovation

EPC TBC

Situation

Occupying a pretty rural setting two and a half miles or so from the rural village of Llanboidy which offers a small range of local services to include a primary school, sports club and convenience store. Some eight miles or so distant lies the small town of Whitland which provides a good range of local services and amenities which cater for all day-to-day needs. Carmarthen is considered the administrative town for the county and lies some 18 miles or so distant and provides a comprehensive array of commercial, educational and recreational facilities together with good rail links and road connections to the M4 corridor and the larger towns of south Wales.

Directions

The postcode for the property is SA34 0EU. Location plan attached.

what3words ///haunt.junction.wiggled

Description

Occupying a pleasant and appealing rural location, Glanrhyd comprises a 7.53-acre residential smallholding situated in the west Carmarthenshire countryside which offers considerable potential for further enhancement. The traditionally constructed two storey residence offers a wealth of character features but would now benefit from improvement. Affording well-proportioned living accommodation and 3/4 bedrooms being ideally suited as a family home. The adjacent farm buildings do require renovation but the opportunities are clear. Surrounded by grounds, the pasture land requires restoration but this is a smallholding that offers interested parties with a project which has clear potential to create a very pleasant residential smallholding and is described in more detail as follows (approx. dimensions only):

Ground Floor

Side Porch

With tiled floor, radiator, window to the fore, door to the rear, incorporating a 'belfast' sink, W.C. and a 'Worcester' wall mounted LPG fired boiler. Sloped ceiling with access to:

Living Room



Boasting a wealth of character features, the focal point of the room is the inglenook fireplace which houses a wood burning stove with beam above, window to the fore, radiator, open beamed ceiling and door to:

Kitchen



Overlooking the rear, affording a range of base and wall mounted units with complimentary work surface above, incorporating a 1.5 bowl sink and drainer unit, space for a freestanding cooker with ceramic hob and hood above, tiled splashbacks, door returns to the living room, access to under stairs storage, open beamed ceiling, radiator and door to:

Utility Room



Window to the rear, incorporating a 1.5 bowl stainless steel sink and drainer unit, tiled splashbacks, plumbing for an automatic washing machine, tumble dryer outlet and radiator.

Entrance Hallway

With radiator, stairs rise to the first floor, access to the front shelter porch and doors to

Sitting Room



Window to the fore with open beamed ceiling and wood burning stove.

First Floor

Landing

Window to the rear, loft access, radiator and doors lead to:

Bathroom



Comprising a separate shower cubicle with 'Mira event' attachment, the usual three-piece suite, radiator, partly tiled walls, window to the rear and also housing a shelved airing cupboard with hot water cylinder.

Bedroom 1

Overlooking the fore with radiator.

Bedroom 4



Box room overlooking the fore with radiator.

Bedroom 2



Overlooking the fore with radiator and extensive built in wardrobes.

Bedroom 3

Overlooking the rear.

Grounds



Occupying a generous and level plot having the benefit of ample off-road parking to the front, the grounds are mainly laid to lawn and incorporate a variety of trees and mature shrubs. Ripe for further enhancement the grounds are ideally suited to all gardening enthusiasts and could once again become a very attractive feature. A small orchard is seen within the rear paddock and there is a second entrance from the council maintained roadway which leads to the rear garden.

Outbuildings



Nicely positioned to the side of the residence lies a collection of former outbuildings to include a former hayshed with lean-to which is now in a dilapidated condition and a former stone outbuilding again in need of rebuilding. Adjoining brick built former cowshed with slate roof and power connection, garage with sloping zinc sheeted roof which adjoins a store room and the side porch. Numerous former pigsties are located within the homestead. Ripe for improvement some of these buildings offer considerable potential subject to gaining the necessary consents.

Land

Extending in total to 7.53 acres or thereabouts in total, the homestead extends to 0.68 acres or so whilst the rear paddock extends to 1.50 acres or thereabouts and incorporates an orchard and polytunnel. Subject to good land management practices this area could be easily transformed into a productive paddock. The remaining land comprises a broadleaf woodland together with some areas of overgrowth that is suitable for clearing and returning to grassland. The Afon Tigen does border and meander through the woodland providing a magical setting which offers considerable environmental and amenity appeal.

Services

We understand that the property has the benefit of mains water and electricity together with a private drainage system. LPG fired central heating system. A well is located within the land.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band D.

General Remarks

A unique opportunity to acquire an improvable residential smallholding which offers interested parties with an

excellent opportunity to return this character residence into a beautiful family home once again. Viewing is highly recommended.

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.

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 13mbps 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

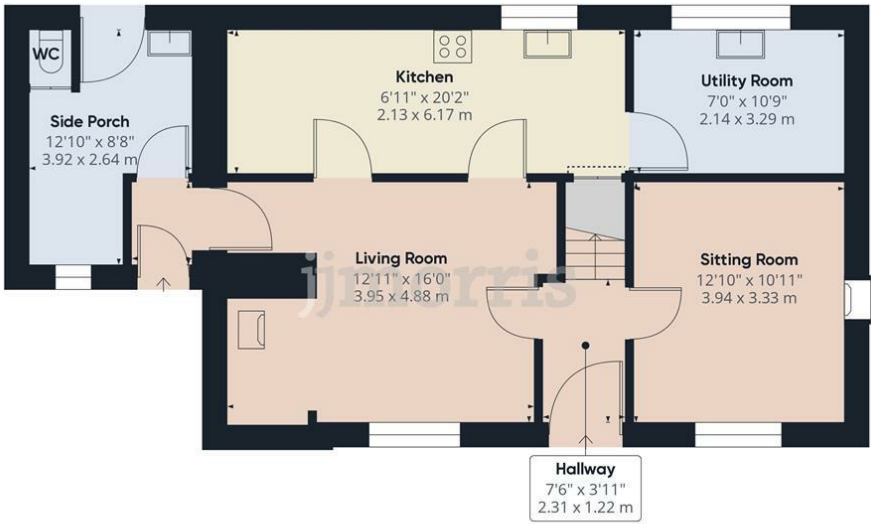
Three Voice - None & Data - None

O2 Voice - None & Data - None

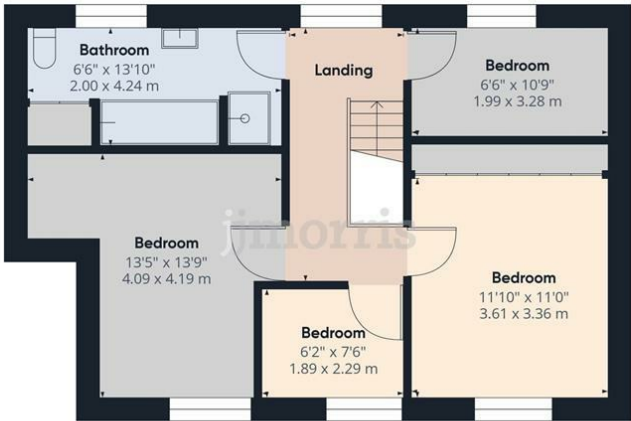
Vodafone Voice - None & Data - None

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.

Floor Plan

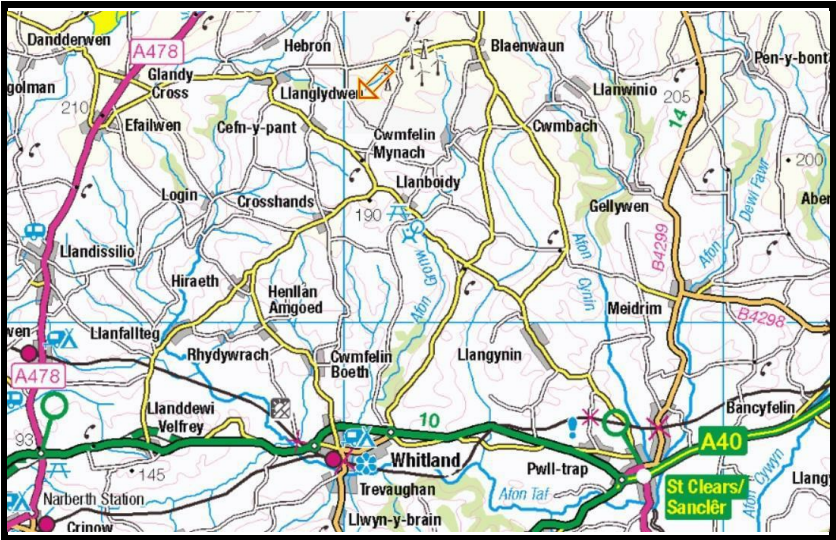
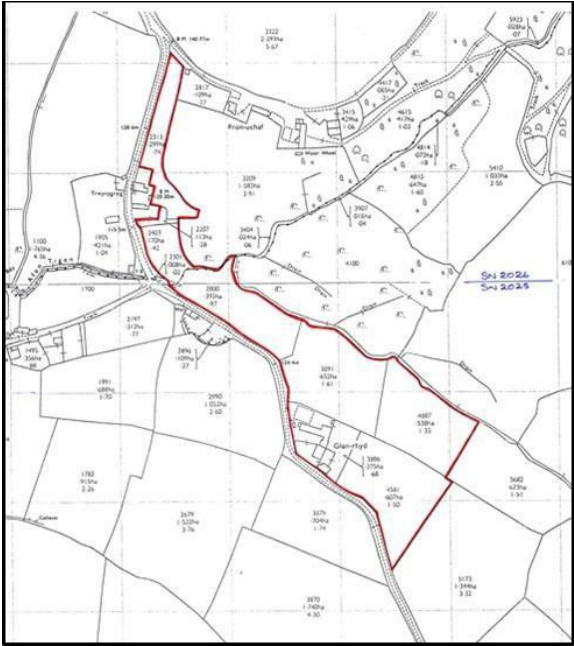


Ground Floor



Floor 1

Land Plan - For Identification Purposes OnlyLocation Plan



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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