



Tycerrig Farm Nantycaws, Carmarthen, SA32 8EW

Offers In The Region Of £750,000

An appealing small farm enjoying an uninterrupted countryside aspect
Detached 4 bedroom residence to include a one bedroom holiday let or annexe
Modern and well presented accommodation throughout
Standing within 71 acres or thereabouts, including farm buildings and workshops
Delightful rural location yet boasting excellent accessibility to good road links
EPC D. No forward chain.

Situation

Enjoying a far reaching countryside aspect yet boasting excellent accessibility being two miles or so distant from the A48 roadway at Nantycaws. The administrative county town of Carmarthen lies some 3 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. An excellent location suitable to those looking for rural living yet within easy reach of good road networks.

Directions

what3words ///rivals.sunset.composer - location of the residence

The postcode for the property is SA32 8EW.

Description

The sale of Tycerrig Farm offers purchasers with an excellent opportunity to acquire a small farm extending to 71.495 acres or so which occupies a delightful rural location, boasting a breath taking aspect across open countryside. A single farm lane leads to the farmhouse and the extensive farm buildings which are nicely positioned within the homestead and offer considerable appeal to those looking for workshops and buildings suitable for livestock or equestrian use. The extended farmhouse has been tastefully modernised and is ready for immediate occupation and offers a superb family home. Due to the configuration of the residence, part of the property has been utilised as a successful holiday let affording a ground floor living room with kitchen facilities and a first-floor ensuite bedroom. This appealing countryside property which is equally suited to those looking for multi-generational living is described in more detail:

Ground Floor

Rear Porch

With tiled walls, radiator, housing the 'Worcester' oil fired boiler and access to:

Lobby

Incorporating built in cupboards, vertical radiator, loft access, access to the kitchen and door to:

Utility/Shower Room

Overlooking the rear and incorporating a 'belfast' sink, W.C., shower cubicle with 'Mira Spirit' attachment, plumbing for an automatic appliance, tumble dryer outlet, tiled floor, partly tiled walls and a stainless steel heated towel rail.

Kitchen/Dining Room



A generous room affording a modern style kitchen with matching base and wall mounted units with complimentary granite black water/leather effect work surface above, incorporating a 1.5 bowl sink unit, tiled splashbacks, window to the side, built in dishwasher, microwave and wine chiller. Space for an LPG fired 'Rangemaster Classic' cooker with hood above, and free standing fridge/freezer, valuable island unit and ample space for a dining table and chairs. An attractive feature is the multi sided wood burning stove which stands on a tiled hearth and surround with wooden beam above. Access to:

Living Room



Enjoying a double aspect with patio doors leading to the front of the property, radiator, stairs rise to the first floor, valuable under stair storage, whilst the focal point is the multi sided wood burning stove with wooden beam above. Door to:

Office

Overlooking the rear with radiator.

Part of Annexe



Returning to the kitchen/dining room and also accessible from the veranda to the fore, this is a very versatile space which has previously been used as part of an annexe. Enjoying a double aspect incorporating a radiator and wood burning stove which stands on a stone hearth with floor to ceiling slate background. Also incorporating a 1.5 bowl sink and drainer unit, space for a fridge and an ornate spiral staircase with feature timbers ascends to a first floor ensuite bedroom.

First Floor

Main Landing

Accessible from the staircase in the living room, with window to the rear, loft access, generous built in and walk in linen cupboard with radiator, power points and shelving.

Family Bathroom



Comprising the usual three piece suite of W.C., wash had basin, bath with hand held shower attachment, separate corner cubicle with two shower attachments. Partly tiled walls, tiled floors, stainless steel heated towel rail and window to the rear.

Bedroom 1



Enjoying a double aspect with radiator.

Bedroom 2



Overlooking the fore with radiator and loft access.

Inner Landing

Incorporating two radiators, window to the rear and access to:

Bedroom 3



Overlooking the rear with radiator.

Bedroom 4 (Part of Annexe)



Enjoying a double aspect boasting a far reaching countryside aspect, radiator, loft access, spiral staircase descends to the ground floor annexe and door to:

Tiled En-Suite

Affording a W.C., free standing wash hand basin, shower cubicle with two attachments and a stainless steel heated towel rail.

Outbuildings



Adjacent to the residence lies a detached building which has been divided into distinct sections to include:

Workshop (15'1" x 9'6")

Workshop (14'9" x 10'10") Access to rear barn.

Workshop/Gym (15'9" x 14'1")

Workshop (21'4" x 14'9")

Garage/Woodstore (15'9" x 14'1")

Farm Buildings



Livestock Shed (65'7" x 44'3") Steel framed with concrete floor and lean to (65'7" x 19'8").

Adjoining Livestock Shed (65'7" x 34'1") With steel framed lean-to and adjoining concrete feed yard.

Land



Located in a ring fence and extending in total to 71.495 acres or thereabouts which includes 16.29 acres or so of mature woodland, 52.86 acres or so of pasture with the remaining area being the extensive homestead and tracks. As a former livestock farm the land is suitable for grazing and cropping purposes in parts and the land offers a combination of level to gently sloping land that is equally

suited to livestock production or indeed could offer environmental appeal and should be of interest to those looking to embark on a conservation project.

Land Plan



Services

The property has the benefit of mains electricity and water supply together with a private drainage system. Private water supply via a borehole to the barns.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band E, Annual Charge 2025/26 £2632.34 (verbal enquiry)

Public Footpath: Please note that a footpath does cross the property being to the fore of the residence.

Japanese Knotweed: Is located on site.

Rights of way: The track which leads to Minavon is owned by Tycerrig Farm and there is a right of way along the track in favour of Minavon.

General Remarks

An appealing small farm boasting a breath taking countryside aspect, a well presented residence and range of outbuildings. Ideally suited to those looking for a rural retreat yet within easy reach of the M4 corridor.

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 1 Mbps upload and 10 Mbps 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 - 35%

Three - 24%

O2 - 36%

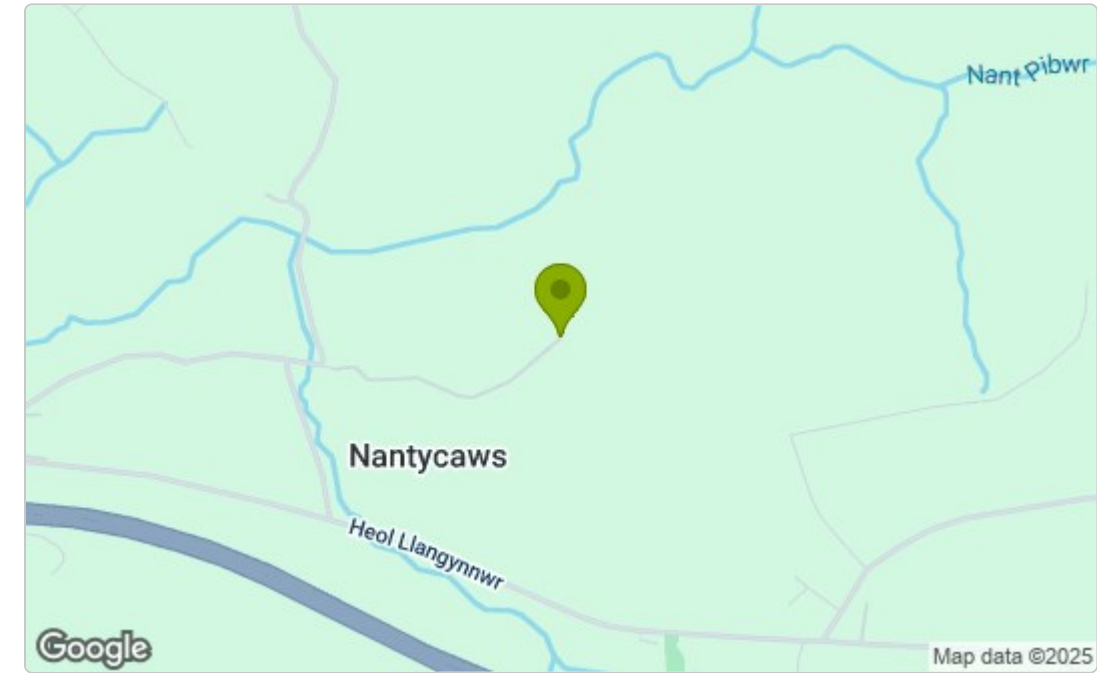
Vodafone - 18%

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.

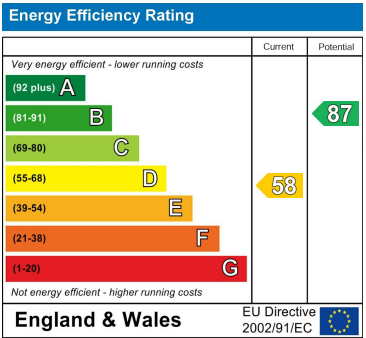
Floor Plan



Area Map



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