



Croesyceiliog Farm, Croesyceiliog, SA32 8DS

Offers In The Region Of £1,000,000

An opportunity to acquire a substantial 5 bedroom farmhouse of considerable character, together with an extensive range of farm buildings, yard and approximately 52.5 acres of productive adjoining land. The farm occupies a most convenient location within a few miles from the centre of the busy town of Carmarthen and excellent road links to the wider area.

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 and good quality land.

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:

List Of Accommodation:

Entrance Hall

Shower Room

Lounge



Sun Lounge



Dining Room



Kitchen



Porch

First Floor Landing

Bedroom 1



Bedroom 3



Bathroom



Bedroom 4



Bedroom 2



Bedroom 5

Externally



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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ADJOINING LAND



Please see plan for identification. There is approximately 52.5 acres of good quality land with vehicular access. Ideal for general grazing etc.

SERVICES:

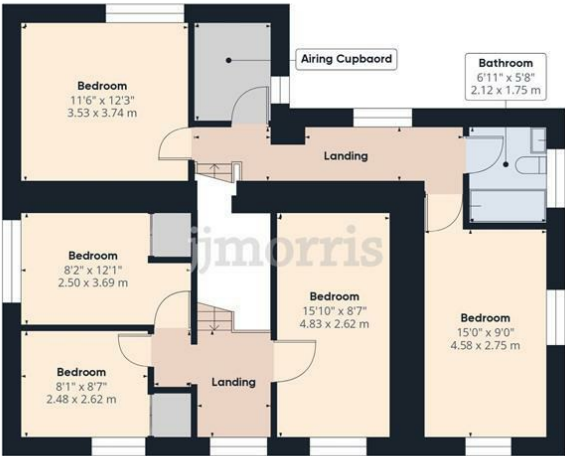
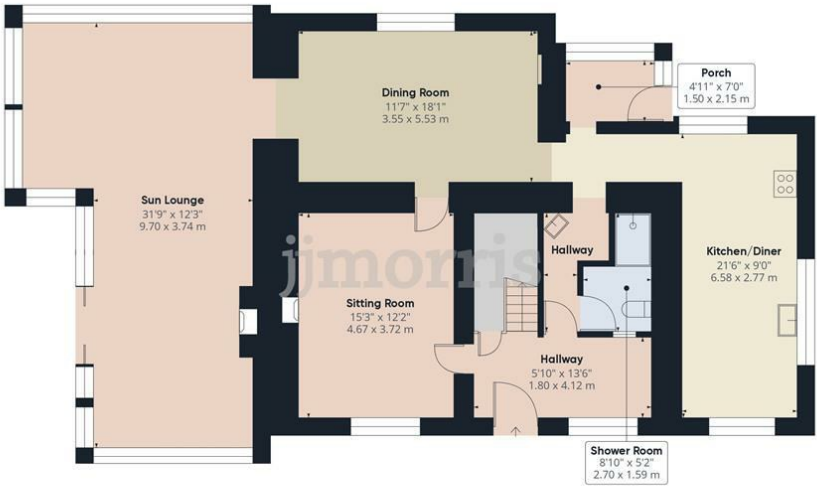
We believe that mains water is nearby although interested parties should make their own enquiries.

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

Floor Plan



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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