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Dolau Uchaf Smallholding Rhydcymerau, Llandeilo, Carmarthenshire, SA19 7PU
Guide Price £350,000

A diversely appealing 10 acre smallholding, with a detached 3 bed dormer bungalow, original homestead with Grade II listed farmhouse (not to be used for residential occupation) and traditional barns.

A property with great potential with diversification potential on the outskirts of the village of Rhydcymerau, on the edge of the Brechfa Forest, with great outriding and walks nearby, some 5 miles Llanybydder, approx 20 miles north of Carmarthen.

DESCRIPTION



A diversely appealing smallholding in a convenient location just outside the village of Rhydcymerau, having a modern 3 bedroomed dormer bungalow, traditional Garde II listed farmhouse and buildings, further barns, with 3 useful grazing fields having extensive road side frontages. and with access to nearby out riding to the Brechfa forest

DORMER BUNGALOW



A detached dormer bungalow, built as a replacement dwelling to the original farmhouse, of cavity wall construction under a pitched slate roof with elevations rendered, with upvc double glazing providing the following accommodation :-

Front Entrance Door



Hallway

Staircase to first floor with understairs store cupboard.

Lounge / Living Room

14'5" x 11'4" (4.39m x 3.45m)



Fireplace with multi fuel stove.

Third Bedroom

11'4" x 7'5" (3.45m x 2.26m)



Double aspect windows

Kitchen/ Diner

23'3" x 10'9" (7.09m x 3.28m)



Solid fuel Rayburn with back boiler for hot water and cooking, Fitted kitchen units with working surfaces, single drainer sink, plumbing for washing machine. door to pantry cupboard

Side Entrance Lobby

with doors to cloakroom with toilet and freezer/utility room

FIRST FLOOR

Landing

Bedroom 1

12'1" x 10'9" (3.68m x 3.28m)



with door to airing cupboard and under eaves storage

Bedroom 2

12'2" x 10'8" (3.71m x 3.25m)



under eaves storage.

Bathroom

8'3" x 5'7" (2.51m x 1.70m)



Bath, toilet. pedestal wash hand basin.

SERVICES

Mains electricity, private water and drainage.

The vendors are installing a new borehole to provide water to the property

Externally



There is a tarmac parking area to the front of the bungalow, with rear awned Garden

OLD FARMHOUSE



The property has a Grade II listed original farmhouse of stone and slate construction being well preserved.

This is subject to a planning agreement that it cannot be reinstated as a permanent dwelling, a copy of the agreement is available to interested parties

FARM BUILDINGS



An useful range on the periphery of the farm yard viz.

Stone and slate Cowshed Range

45' x 15' (13.72m x 4.57m)



this has had a steel structure built over with box profile clad roof.

4 Bay Sheep Shed

60' x 57' (18.29m x 17.37m)



4 Bay Implement Shed

60' x 30' (18.29m x 9.14m)



Stone/ slate Barn
33' x 18' (10.06m x 5.49m)



Old Cooler House, Lean to loose box.

THE LAND

The property is being sold with approx 10 acres with 3 fields surrounding the property.

DIRECTIONS



From Llanybydder, take the B4337 towards Rhydcymerau Village. In the heart of the Village, turn right on the Mountain road (opposite the council houses and a red kiosk). Proceed for circa 1/2 a mile, Dolau Uchaf is on your right.

W3W = estimated.defectors.bookings

PLANING PERMISSION

THE SCHEDULE

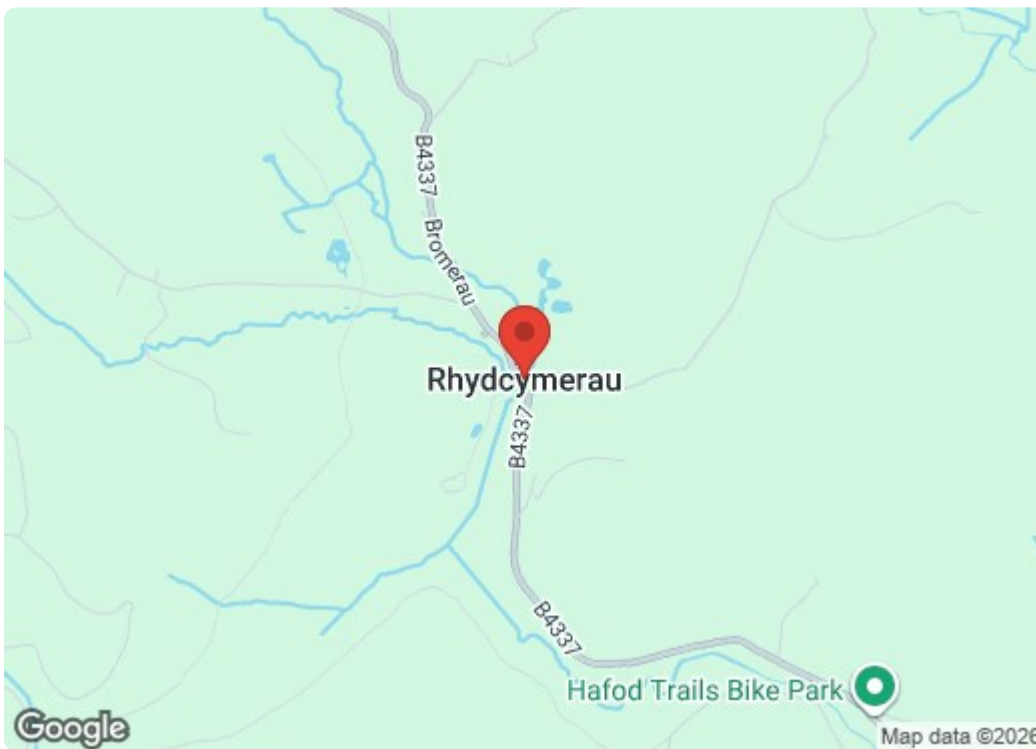
Covenants Affecting the Agricultural Holding

- 1. The Owners hereby covenant with the Council:
 - 1.1 The Original Dwelling shall not at any time be used for any purpose falling within Use Class C3 or Use Class C5 of the Use Classes Order, or any use as a dwellinghouse whether as a sole or main residence or otherwise

The property is sold subject to a S106 legal agreement stating that the original dwelling shall not at any time be used as a residential dwelling house. Please see the enclosed paragraph from the planning agreement, a full copy is available on request.
Carmarthenshire Planning Authority Planning reference number PL10611
https://planning-carmarthenshire.msappproxy.net/PublicAccess_LIVE/SearchRes?FileSystemId=PS&FOLDER1_REF=pl/10611

DOLAU UCHAF SMALLHOLDING PLAN FOR IDENTIFICATION PURPOSES ONLY

Area: 9.769 acres (3.953 ha)



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		
		73
	7	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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