











Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Myddfai
Llandovery
Carmarthenshire.

Price **£295,000**








- A Unique Re-development Opportunity Within The Brecon Beacons Bannau Brycheiniog National Park
- A Former Farmstead With Full Planning Permission For Restoration
- Includes Approximately 8 Acres of Land
- Set In An Idyllic Rural Position In The Hamlet of Myddfai
- A Unique Opportunity To Acquire A Property With Significant Potential

General Description

A detached former farmhouse with approximately 8 acres accompanied by a brick cart house, and a detached dutch barn.

Set in an idyllic rural position in the hamlet of Myddfai, near Llandovery. Abermydan presents a rare and exciting redevelopment opportunity for those seeking to create a bespoke countryside home.

Property Description

A detached former farmhouse with approximately 8 acres accompanied by a brick cart house, and a detached dutch barn.

Set in an idyllic rural position in the hamlet of Myddfai, near Llandovery. Abermydan presents a rare and exciting redevelopment opportunity for those seeking to create a bespoke countryside home.

Occupying just under 8 acres of land, the property comprises a former dwelling set centrally within its own grounds, offering exceptional privacy and far-reaching views across the surrounding Carmarthenshire landscape. The setting is peaceful and unspoilt, with the property enjoying a true sense of seclusion while remaining accessible to nearby amenities.

Full planning permission has been granted under application reference 23/21878/FUL (details on Brecon Beacons National Park website), providing a valuable head start for purchasers looking to transform the site into a stunning rural residence. The existing structures include a traditional red brick outbuilding, full of character and potential for conversion (subject to any necessary consents), as well as a Dutch barn, offering further scope for a variety of uses.

The land itself is a key feature of Abermydan, extending to just under eight acres and wrapping around the property, making it ideal for those with smallholding ambitions, or simply a desire for space and lifestyle flexibility.

This is a unique opportunity to acquire a property with significant potential in a highly sought-after rural location, close to the edge of the Brecon Beacons National Park and within easy reach of the market town of Llandovery.

Abermydan is perfectly suited to buyers with vision, offering the chance to create a truly special home in a remarkable setting.

Former House

The derelict house at Abermydan sits centrally within its generous plot, offering a blank canvas for redevelopment. Though now in a state of disrepair, the structure retains a sense of its original form and position, providing an excellent footprint for future transformation. Full planning permission has been granted under application reference 23/21878/FUL viewable on the Brecon Beacons National Park website.

Outbuilding

Of brick/ block construction with corrugated roof. Ideal for agricultural use, and offers versatile space.

Dutch Barn

A traditional Dutch Barn is positioned within the grounds. Ideal for agricultural use, and offers versatile space.

Myddfai, Llandovery, Carmarthenshire.

Former Hay Barn & Cart Shed

Of brick construction and a corrugated roof.

Viewing

Strictly by appointment only with the selling agent.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

For Planning: Brecon Beacons National Park Authority, Plasyffynnon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: 01874 624437.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Agents Note

The derelict house should not be entered at any time due to danger of falling materials.






