



Croesyceiliog Farm, Croesyceiliog – SA32 8DS

Offers in Region of £900,000

jmorris.com



Croesyceiliog Farm

Croesyceiliog, Carmarthen

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.

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.



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

Bathroom

Bedroom 2

Bedroom 3

Bedroom 4

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.

FARM BUILDINGS

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'. 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'.

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.

Council Tax band: E

EPC Energy Efficiency Rating: E

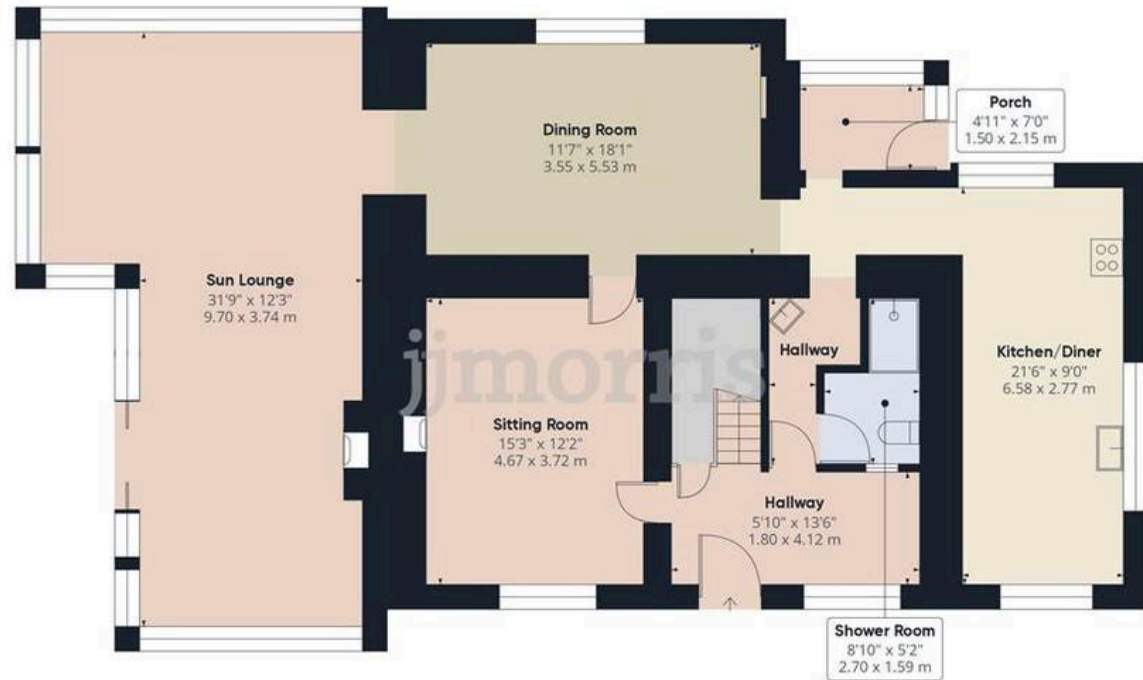




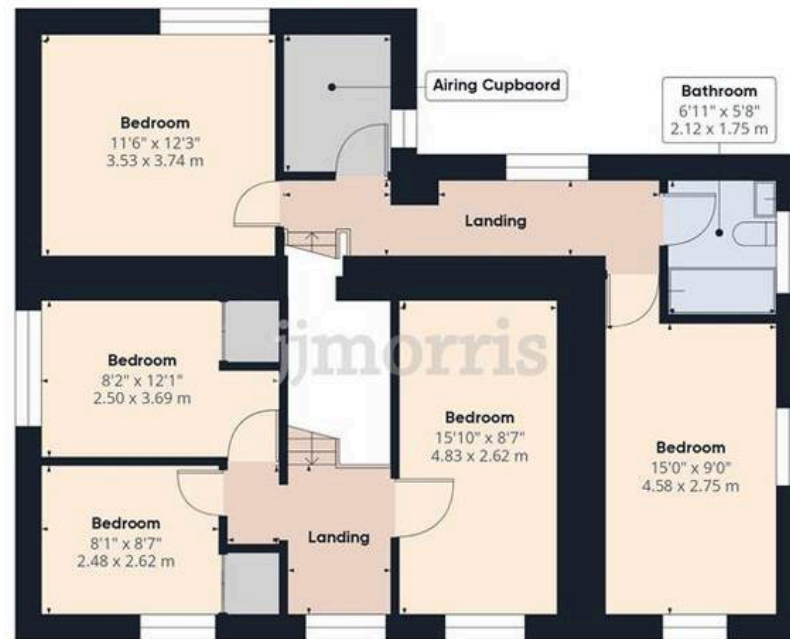








Ground Floor

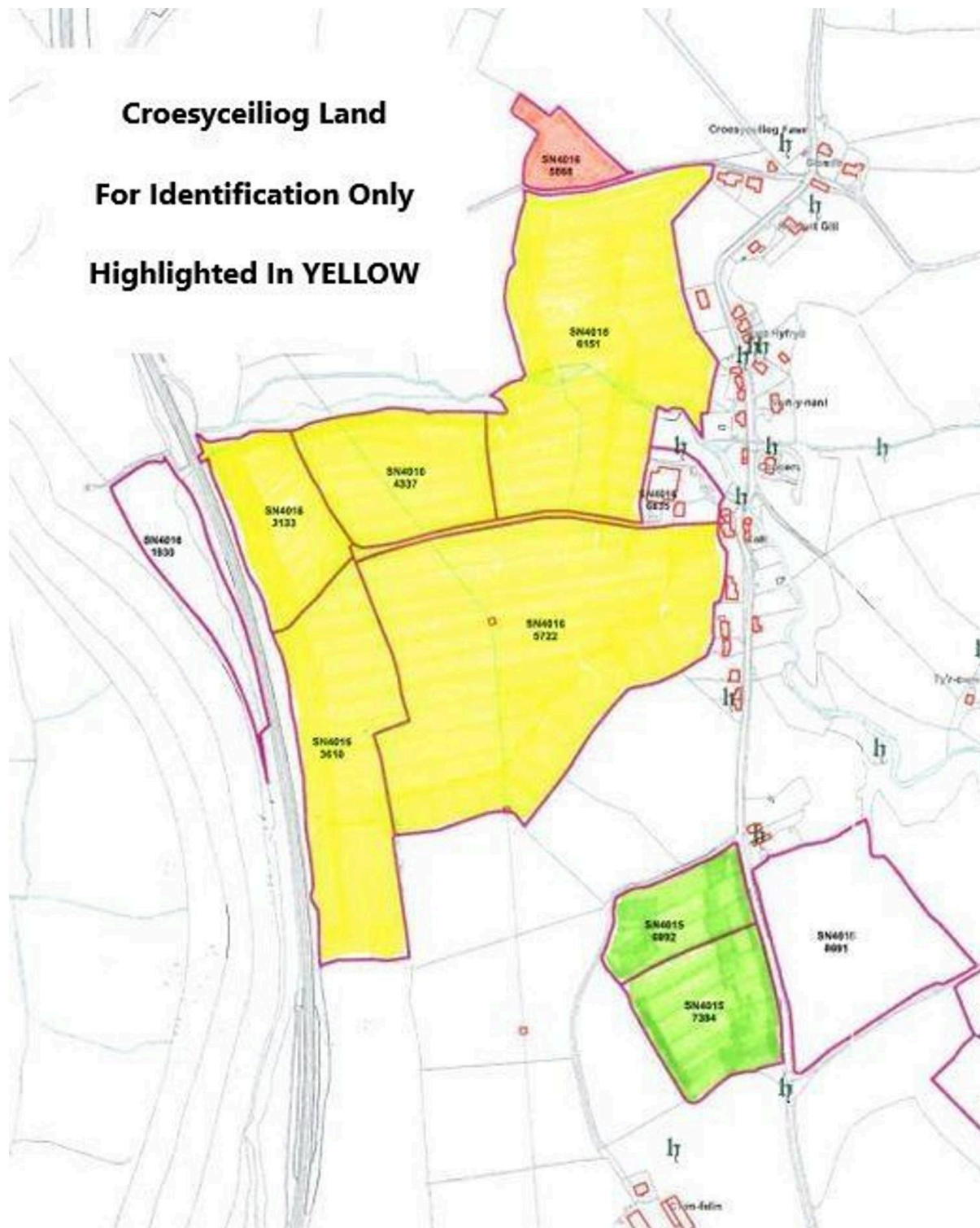


Floor 1

Croesyceiliog Land

For Identification Only

Highlighted In YELLOW





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