



Waun Yr Hafod, Hermon, Cynwyl Elfed, Carmarthen SA33 6SR

£380,000 For Sale

Property Features

- Charming traditional Welsh farmstead
- Detached traditional stone farmhouse
- Traditional stone outbuildings and workshop
- Private, peaceful location
- Set in 7.45 acres of land
- Semi-rural village location
- 8 Miles from Newcastle Emlyn

Property Summary

A most charming traditional Welsh farmstead set in approx. 7.45 acres, offering excellent renovation opportunity, set back from the road enjoying a peaceful setting with commanding countryside views and within easy reach of local village of Cynwyl Elfed with a range of local amenities and services.



Full Details

Overview

Waun Yr Hafod lies in the popular village rural village of Hermon, some 2 miles north of the large village of Cynwyl Elfed, offering a primary school, convenience store, a public house and takeaway. The property lies 8 miles equidistance between the county and market town Carmarthen and the market town of Newcastle Emlyn. Both towns offer a wide range of amenities and services, to include supermarkets, retail stores, comprehensive schools and medical services.

The property offers excellent renovation opportunity to create a bespoke country home, surrounded by your own land, suitable for grazing of livestock, horses and animals, with commanding countryside views.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

2.4m x 1.2m (7' 10" x 3' 11")

Room 1

4.19m x 4.24m (13' 9" x 13' 11")

Room 2

1.73m x 1.45m (5' 8" x 4' 9")

Room 3

4.24m x 3.12m (13' 11" x 10' 3")

FIRST FLOOR

Room 4

4.32m x 3.96m (14' 2" x 13' 0")

Room 5

4.34m x 4.09m (14' 3" x 13' 5")



EXETRNAL

Traditional Stone Outbuilding

Former Cowshed offering scope to be converted into living accommodation, subject to obtaining the necessary planning consents.

Workshop

FURTHER INFORMATION

Tenure

We understand that the property is held on a freehold basis.

Services

We understand the property benefits from mains water, drainage and electricity with gas central heating.

Council Tax Band

We understand this property is council tax band E - £2,873.69 for 2026-2027

Energy Performance Certificate

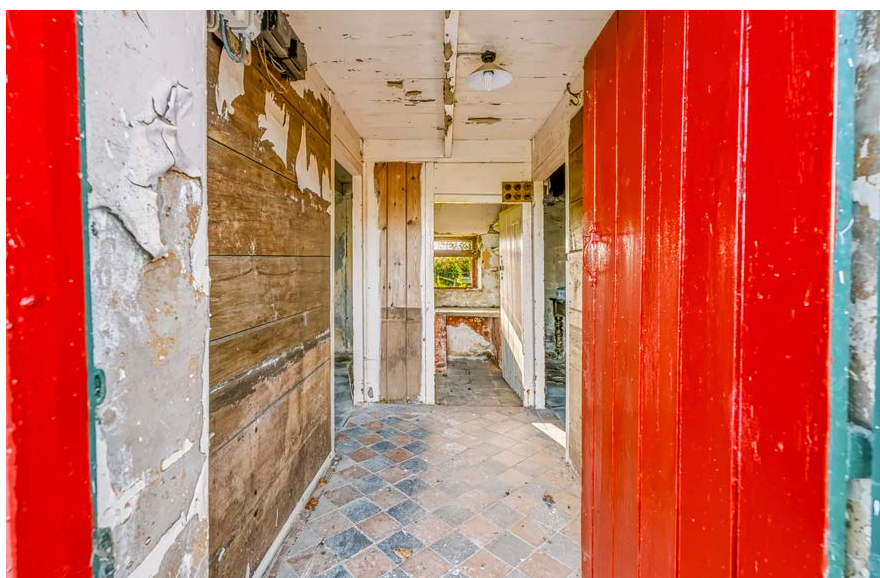
We understand this property does not currently benefit from an EPC.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Local Authority

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP. Tel: 01267 234567





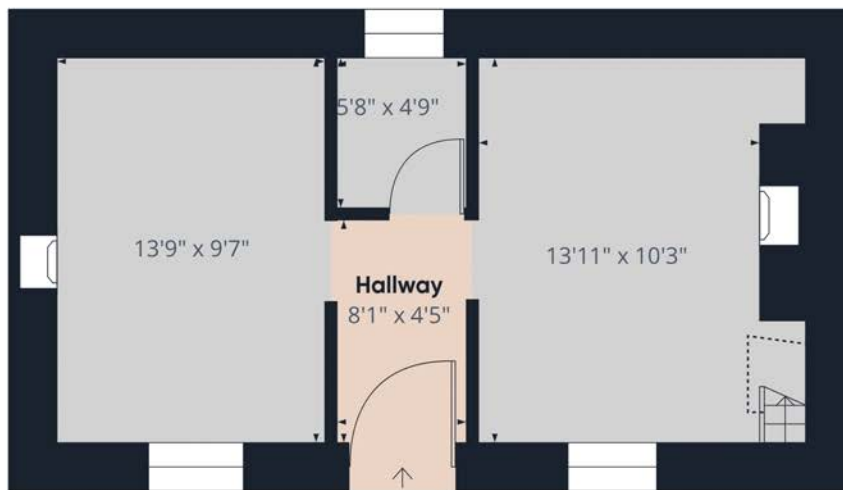
Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

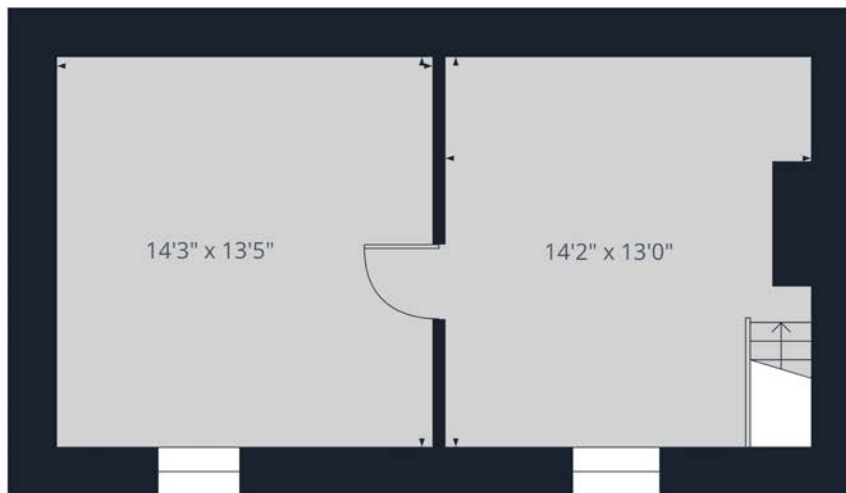
Viewings

Strictly by appointment with the sole agents, Rees Richards & Blyth. Please contact Carmarthen Office for further information: - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email: property@reesrichards.co.uk





Floor 0



Floor 1

Approximate total area[®]
716 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

For Identification Purposes Only
Prepared by Rees Richards & Blyth

