



The Boat Barn, Rhosfa Road, Upper Brynamman, Ammanford, Carmarthenshire SA18 1DF

Guide Price: £175,000

Property Features

- Part Renovated Stone Barn with Full Planning Consent for Residential Conversion.
- Tranquil Location on edge of Brecon Beacons National Park
- Superb project to create wonderful family home
- Viewing recommended to appreciate the space and setting
- Close to all local amenities
- Approx 3/4 acre of land available by separate negotiation
- For Sale by Modern Method of Auction - T&C's apply

Property Summary

The Boat Barn offer the perfect opportunity for the right person to create a wonderful family home with landscaped gardens in this tranquil location overlooking the open countryside, however close to all transport links. The traditional stone barn offers a wealth of character and benefits from full planning consent for the conversion into a 3-bedroom family home, which has already been renovated externally.



Full Details

Boat Barn

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Once renovated internally, the Boat Barn will provide a wonderful open plan kitchen-dining-living room with commanding views over the private gardens and open countryside, the perfect space for families and to entertain friends. There is also a separate living room with views to the open countryside, a cloakroom and 3 double bedrooms, all with en-suite bathrooms.

Externally, the Barn sits within a generous sized lawn garden to the front and side with breathtaking mountain views over the Brecon Beacons National Park.

Once Converted

3 Bedrooms all benefiting from en-suite bathrooms, Open plan kitchen, cloakroom dining and living area and a separate living room.

Please see Floor plan for proposed conversion.



For Sale by Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

FURTHER INFORMATION

Tenure

We are informed that the tenure is Freehold.

Services

We are advised the property benefits from mains electricity underground connection point approx. 2 metres from the Barn. Mains water can be provided. None of the services have been tested.

Energy Performance Certificate

Not yet applicable as incomplete build.

Council Tax

Not yet applicable as incomplete build.



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.

Plans, Areas and Schedules

A copy of the plan is attached 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.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW.

Tel: 01267 234567.

Local Authority

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

Directions

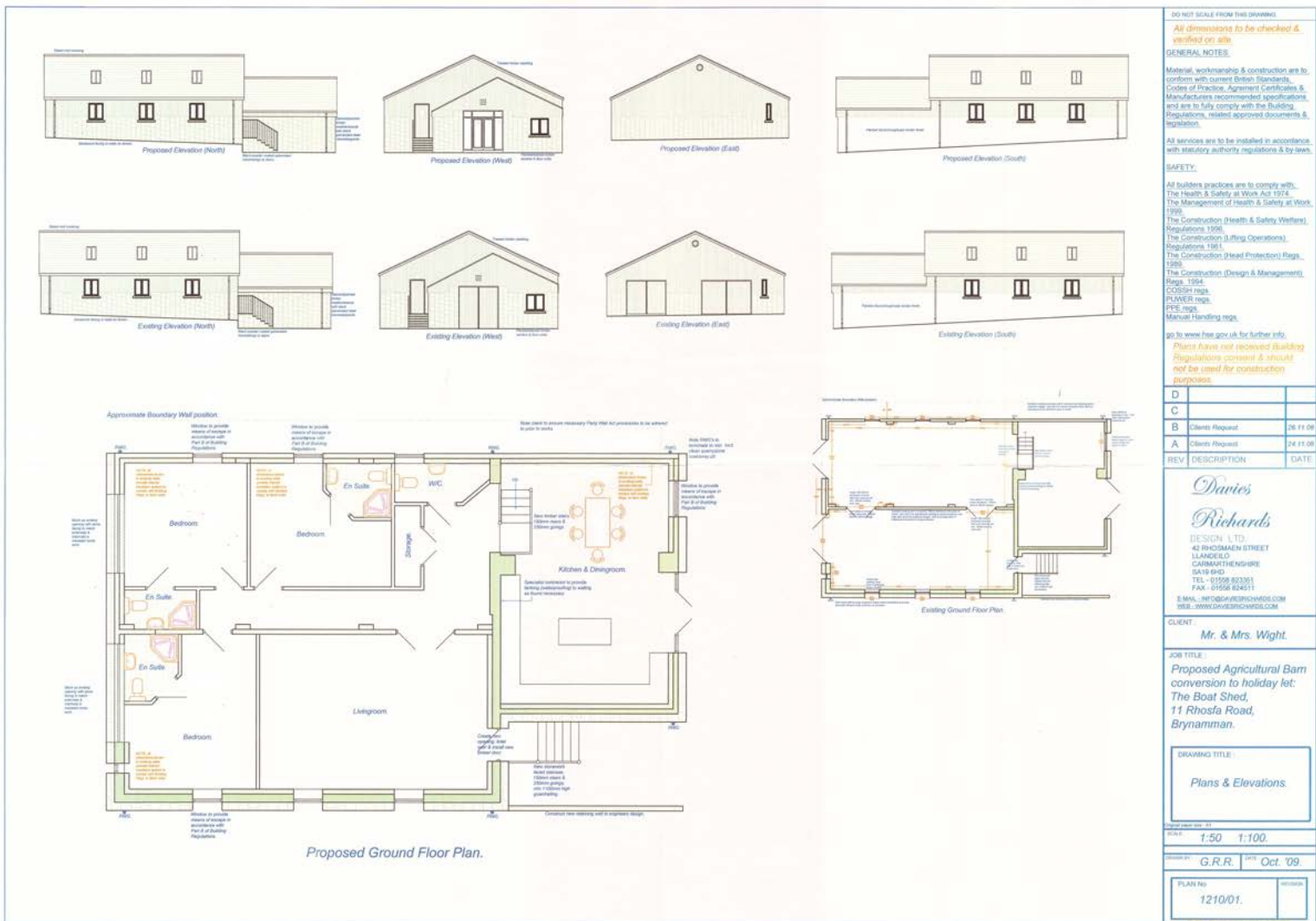
Proceed along the main highway from Ammanford (A474/A4069) into Brynamman, take a left hand turn for Rhosfa Road. The Boat Barn, Rhosfa Farm is located some 1/4 mile along a narrow stone track on the left hand side. SAT NAV- SA18 1DF.

Viewing

Viewing is permitted during daylight hours by a person carrying a set of these particulars. Please contact our office to book a time and date beforehand.

Tel: 01267 612021

Email: property@reesrichards.co.uk



For Identification Purposes Only

