

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- 6 ACRE RESIDENTIAL SMALLHOLDING SET UP FOR EQUESTRIAN USE.
- 2 LIVING ROOMS. 2 BATHROOMS/WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- OIL C/H. SUNNY SOUTH FACING POSITION.
- 6.5 MILES CARMARTHEN.
- 3 DOUBLE BEDROOMED DETACHED COUNTRY HOUSE WITH RURAL VIEWS.
- FITTED KITCHEN/BREAKFAST ROOM.
- PURPOSE BUILT MULTI USE OUTBUILDING WITH 4 'MONARCH' STABLES.
- 4.5 MILES ST. CLEARS.

**Maesgwyn
Meidrim
Carmarthen SA33 5NX**

£595,000 OIRO
FREEHOLD

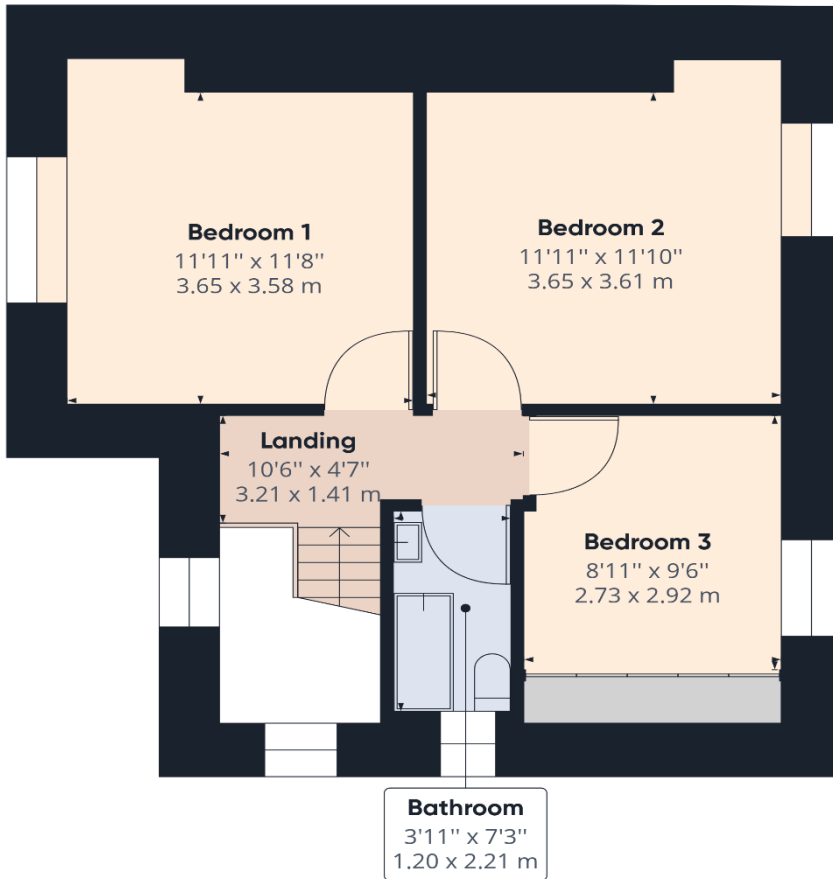
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Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



A most conveniently situated very well presented **6 ACRE or thereabouts RESIDENTIAL SMALLHOLDING** set up for **EQUESTRIAN USE** situated enjoying a **sunny south facing position enjoying excellent frontage to the B4298 'Meidrim Road'** and comprising an attractive immaculately maintained modernised and improved **3 DOUBLE BEDROOMED/2 RECEPTION ROOMED DETACHED COUNTRY HOUSE** that was built in 1923 which affords **light and airy character accommodation** with **many original features** occupying **large established mainly lawned gardens and grounds of established gardens interspersed with a variety of ornamental trees and shrubs approximately that amounts to approximately 0.40 of an ACRE** together with a useful range of brick built **OUTHOUSES** and a purpose built (since 2018) **MULTI-PURPOSE STEEL PORTAL FRAMED OUTBUILDING** incorporating **4 'Monarch' STABLES** together with just over 5 acres of productive pastureland enjoying a southerly aspect and good road frontage to the B4298 'Meidrim Road' that is accessed via a recently constructed secondary entrance drive.

The property is located amidst the countryside with the residence set slightly back off and above the B4298 'Meidrim Road' within **1.5 miles of the rural village community of Meidrim** that offers a Primary School and Public House, is within **3 miles of the A40 dual carriageway**, is within **4.5 miles** of the local shops and services at the centre of **St. Clears** and is within **6.5 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

Applicants may be interested to note that since 2018 the vendor provided the new multi purpose building, post and rail and stock proof fencing to the land, applied for and obtained Planning Permission for the new commercial vehicular entrance to the land, provided new water filtration equipment for the private water supply, provided new bathrooms to the dwelling, re-built the chimney stacks to the house, provided new rainwater goods and has partially re-rendered the pine end and front elevation walls of the dwelling.

Applicants should note that a new sewerage treatment plant was provided in the summer of 2023 to replace the existing.

MANY ORIGINAL FEATURES. OIL C/H with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS - SOME COVED.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

8'2" (2.49m) CEILING HEIGHTS TO THE GROUND FLOOR.

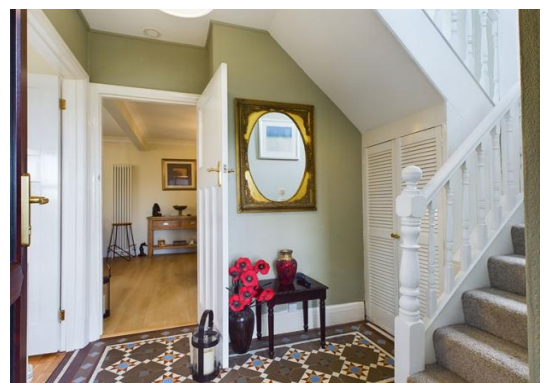
FROM THE RESIDENCE FAR REACHING VIEWS ARE ENJOYED OVER THE SURROUNDING COUNTRYSIDE.

ENTRANCE PORCH 10' 8" x 4' (3.25m x 1.22m) with ceramic tiled floor. 2 PVCu double glazed windows. Cloak hooks. PVCu part opaque double glazed entrance door. Radiator. PVCu opaque double glazed door to

RECEPTION HALL 7' 2" x 5' 9" (2.18m x 1.75m) with **original feature patterned quarry tiled floor**. Staircase to first floor. Radiator. Understairs storage cupboard with double louvre doors and electric light.

SITTING ROOM 10' 11" x 12' (3.32m x 3.65m) overall with **feature woodblock flooring** to a 'herringbone' design. Feature ceiling rose and coving. 6 Power points. TV aerial cable. Feature fire surround and marble effect hearth with recesses to either side.

LIVING/DINING ROOM 23' 7" x 11' 11" (7.18m x 3.63m) overall 'L' shaped **formerly 2 rooms** with double aspect. Upright radiator. 2 PVCu double glazed windows overlooking the gardens. Boarded effect flooring. Feature ceiling rose and coved ceiling. 6 Power points. Original tiled fireplace and surround incorporating a wood burning stove having a shelved recess to one side. Glazed double doors to the Kitchen/Breakfast room.



SHOWER ROOM (2019) 8' 3" x 3' 9" (2.51m x 1.14m) with ceramic tiled floor. Waterproof panelled walls. Coved ceiling. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Shower enclosure with electric shower over and sliding shower door.

FITTED KITCHEN/BREAKFAST ROOM 13' 9" x 13' 1" (4.19m x 3.98m) with ceramic tiled floor. Part tiled walls. Double aspect. Smooth skimmed and coved ceiling with recessed downlighting. Access to loft space. Range of fitted base and eye level kitchen units incorporating a 1½ bowl sink unit. Dual fuel L.P. gas and electric cooking range with 5 burner hob. 12 Power points. Plumbing for washing machine. 'Worcester Heatslave 20/25' oil fired central heating boiler. 2 PVCu double glazed windows.

FIRST FLOOR - 8' (2.44m) Ceiling heights

SPACIOUS LANDING 'L' shaped with PVCu double glazed window enjoying a rural view. Radiator. Feature ceiling rose and coved ceiling. Access to loft space. Telephone point. 2 Power points. PVCu double glazed window to the stairwell.

FRONT BEDROOM 1 12' 11" x 12' (3.93m x 3.65m) into recess to one side of former fireplace. Radiator. 6 Power points. PVCu double glazed window from which a **far reaching rural view is enjoyed over the surrounding countryside.** Picture rail. Feature ceiling rose and coving.

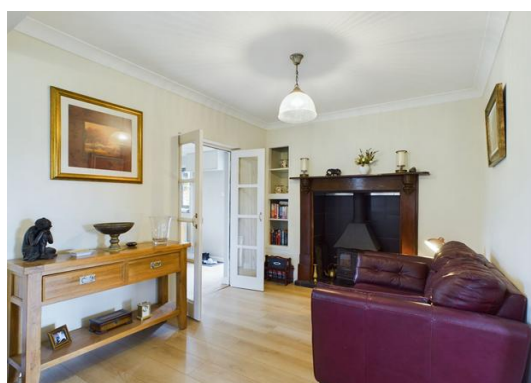
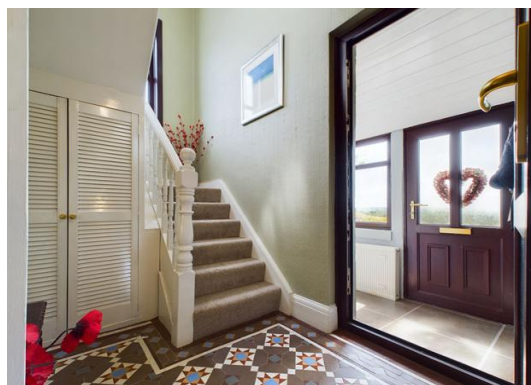
REAR BEDROOM 2 11' 11" x 13' (3.63m x 3.96m) into recess to one side of former fireplace. Feature ceiling rose and coving. Picture rail. Radiator. PVCu double glazed window overlooking the rear garden. 6 Power points.

REAR BEDROOM 3 9' 6" x 8' 11" (2.89m x 2.72m) plus fitted wardrobes/cupboards/linen cupboard. Boarded effect flooring. Radiator. Feature ceiling rose and coving. Picture rail. 4 Power points. PVCu double glazed window overlooking the rear garden.

BATHROOM (2019) 7' 2" x 3' 10" (2.18m x 1.17m) with fully tiled walls. PVCu double glazed window with a rural view. 3 Piece suite in white comprising pedestal wash hand basin WC and panelled bath with shower attachment.

EXTERNALLY

The residence and immediate grounds are approached via a gated tarmacadamed entrance drive that leads to the front of the house and provides private car parking. **The residence occupies well stocked established mainly lawned gardens and grounds of approximately 0.40 of an acre** that are interspersed with a variety of ornamental trees and shrubs, fishpond, concreted patio areas etc. Beyond the rear garden is a further lawned garden that was once an orchard and which incorporates fruit trees. **OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.**



GARAGE 14' 9" x 9' 4" (4.49m x 2.84m) brick built with electricity connected.

TO THE REAR OF THE GARAGE LIES A SMALL RANGE OF BRICK BUILT OUTHOUSES THAT HAVE BEEN RE-ROOFED BY THE SELLER SINCE 2018 AND WHICH COMPRISE: -

FORMER OUTSIDE WC

STORE ROOM 17' 4" x 8' (5.28m x 2.44m) overall 'L' shaped with 2 windows. The electricity supply has been disconnected from this building.

LOG STORE 7' 6" x 6' 4" (2.28m x 1.93m)

STORE ROOM No 2 12' 11" x 7' 10" (3.93m x 2.39m) with single glazed window.

BUILT-IN CUPBOARD OFF housing the water filtration equipment.

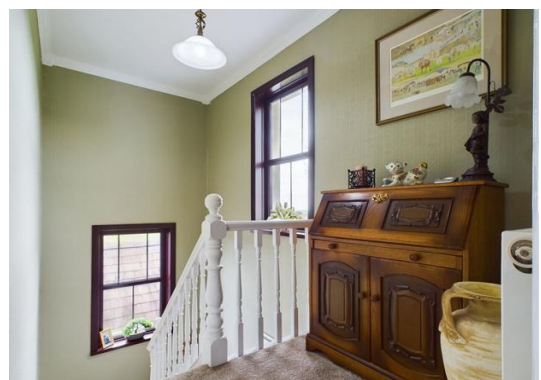
Beyond the rear garden and former orchard lies: -

3 BAY MULTI-PURPOSE BUILDING 43' 6" x 30' 10" (13.25m x 9.39m) overall with concreted panelled walls to a height of 3' 6" (1.07m). Concreted floor. Power and lighting. WATER TAP. **4 'Monarch' stables each measuring 12' x 12' (3.66m x 3.66m). 10' 4" (3.15m)** wide gated entrance.

Immediately to the rear of the multi-purpose building lies a post and railed fenced paddock with water trough.

THE LAND

The land in all amounts to just over 5 acres and is approached via a **separate recently constructed 'commercial' entrance drive**. The land is very gently sloping to level being all laid to pasture and providing well fenced productive pasture land. **FIELD SHELTER.**

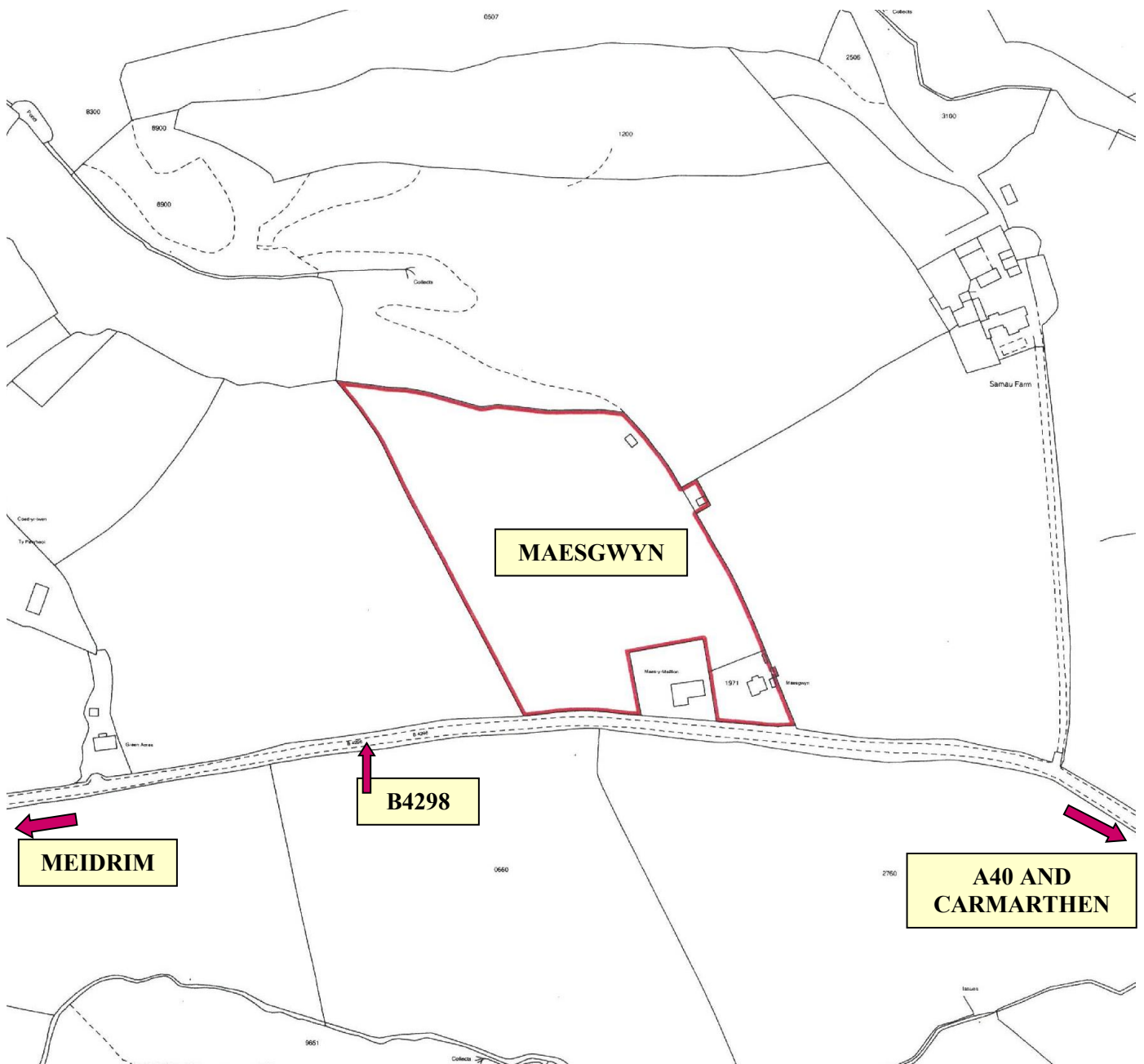




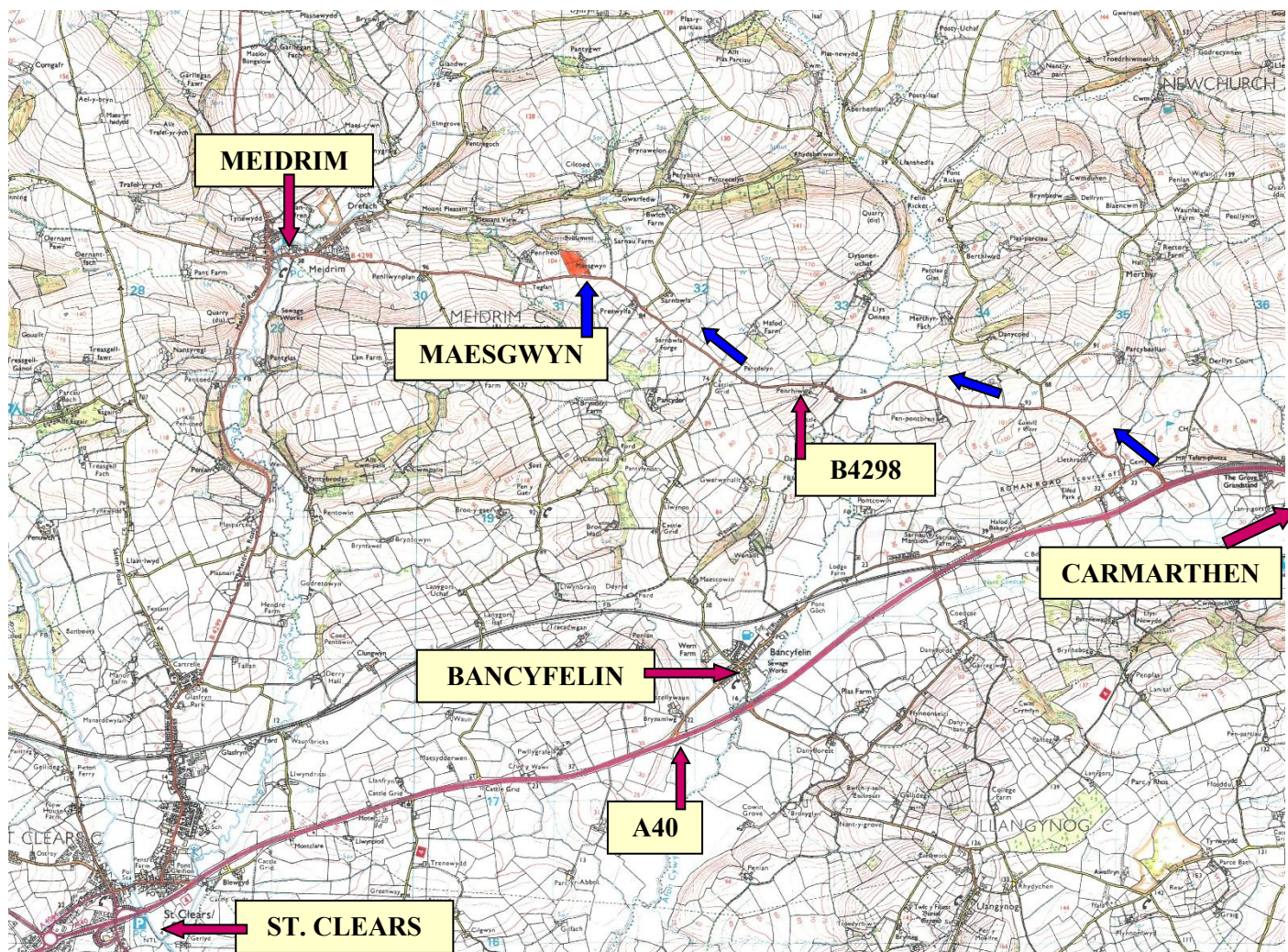








THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west towards St. Clears** and having travelled for **just over 3 miles turn right across the dual carriageway for Meidrim** (B4298 - signposted Meidrim and Derllys Court Golf Club). Travel **past** the entrance to Derllys Court Golf Club and **turn right by the Cemetery for Meidrim** (signposted). Continue along this road for **approximately 2.5 miles passing** over a humpback bridge **past** a right hand turning (not signposted), a left hand turning (signposted Bancyfelin) and **lay-by**. Continue towards Meidrim **passing** a property with a **red letter box outside** and having travelled **past** the right hand entrance to 'Fferm y Sarnau', 'Maesgwyn' is **the next property on the right hand side**.

ENERGY EFFICIENCY RATING: - E (45).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9157-2859-7298-9123-4665.

SERVICES: - Mains electricity. Private borehole water. Private drainage - **new sewerage treatment plant** provided **summer of 2023**. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND E. 2026/27 = £2,769.83p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

20.06.2026 - REF: 6588