

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **9.94 ACRE RESIDENTIAL SMALLHOLDING SET WELL BACK OFF THE ROAD.**
- **PEACEFUL TRANQUIL POSITION WITH RURAL VIEWS.**
- **2 BEDROOMED 'BUNGALOW' STYLE COTTAGE.**
- **OUTBUILDING 44' 4 X 19' (13.51m x 5.79m).**
- **OVERLOOKING GWENDRAETH FACH RIVER VALLEY.**
- **SINGLE BANK FISHING RIGHTS.**
- **L.P. GAS C/H. PART PVCu DOUBLE GLAZING.**
- **MIDWAY CARMARTHEN AND KIDWELLY.**

Llechwedd-Dderi
Llandyfaelog
Kidwelly SA17 5NY

£350,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

naea | propertymark
PROTECTED

arla | propertymark
PROTECTED

The Property
Ombudsman

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.

Situated amidst the countryside enjoying a **peaceful tranquil position** overlooking the Gwendraeth Fach river valley set well back off the Class III Council maintained road (third mile) and comprising a **9.94 ACRE RESIDENTIAL SMALLHOLDING** situated at the **end of a shared entrance drive** enjoying views over the surrounding countryside comprising an 'L' shaped **2 DOUBLE BEDROOMED DETACHED 'bungalow' style COTTAGE** with **OUTBUILDING 44' 4" x 19' (13.51m x 5.79m)**, **SINGLE BANK FISHING** on the Gwendraeth Fach river valley and some **9 ACRES** of mainly sloping overgrown land that runs down to the Gwendraeth Fach river being located within **0.8 of a mile of the hamlet of Pontantwn and B4309 'Carmarthen to Pontyates' Road**, is within **1.7 miles of the village pub at Llandyfaelog**, is within **2 miles of the A484 'Carmarthen to Llanelli' trunk road**, is within **4.3 miles of the centre of Pontyates**, is within **5 miles of the estuarial village of Ferryside** that offers a Railway Station and Convenience Store, is within **5.5 miles of the ancient estuarial township of Kidwelly** that is renowned for its Norman Castle, is within **6.5 miles of Ffos Las Racecourse** and the readily available facilities and services at the **centre of the County and Market town of Carmarthen**. The property being located within **10.5 miles of the A48 dual carriageway and Business Park at Cross Hands with the M4 Motorway being 15 miles distant**.

L.P. GAS C/H. PARTIAL PVCu DOUBLE GLAZING.

RURAL VIEWS ARE ENJOYED OVER THE GWENDRAETH FACH VALLEY FROM THE PROEPRTY.

FIRST TIME ON THE OPEN MARKET SINCE 2000. NO FORWARD CHAIN.

WE ARE INFORMED THAT THE ORIGINAL STONE COTTAGE WAS EXTENDED TO EITHER SIDE WITH CAVITY CONSTRUCTED EXTERNAL WALLS IN 1983.



RECEPTION HALL with 2 single glazed windows. PVCu part opaque double glazed entrance door. Glazed door to

LIVING/DINING ROOM 24' 4" x 13' 2" (7.41m x 4.01m) with 2 PVCu double glazed windows to fore with views over the Gwendraeth Fach river valley and beyond. 3 Radiators. Ebonised beamed ceiling. Boarded stable door to the kitchen. 4 Power points. Woodburning stove to tiled fireplace - **NOT IN USE**. Pine panelled door to

SIDE BEDROOM 1 13' 9" x 12' 7" (4.19m x 3.83m) with double aspect. 2 PVCu double glazed picture windows - one with views over the Gwendraeth Fach river valley and beyond. 2 Radiators. Ebonised beamed ceiling. Access via retractable loft ladder to the **ATTIC ROOM** with PVCu double glazed window.

KITCHEN/BREAKFAST ROOM 15' 2" x 11' 6" (4.62m x 3.50m) with ceramic tiled floor. One wall of exposed brick. Double aspect. Single glazed window to side. PVCu double glazed picture window to fore from which rural views are enjoyed over the Gwendraeth Fach river valley and beyond. Part tiled walls. Plumbing for washing machine. Radiator. Range of fitted base and eye level kitchen units incorporating an L.P. gas hob and sink unit. Wall mounted 'Glo-worm' L.P. gas fired central heating boiler. Exposed beam. 10 Power points.

SIDE ENTRANCE HALL with single glazed window. PVCu part opaque double glazed entrance door. Part tiled walls. Opaque glazed door to the Kitchen.

REAR HALL with access to loft space. Radiator. Telephone point. 1 Power point. Ledge and brace door to outside. Single glazed window. C/h thermostat control.

SEPARATE WC with pine panelled door. Ceramic tiled floor. Fully tiled walls. WC. Opaque single glazed window.

BATHROOM 8' 6" x 6' 6" (2.59m x 1.98m) overall with radiator. Ceramic tiled floor. Opaque single glazed window. Wall light with shaver point. Fully tiled walls. 2 Piece coloured suite comprising wash hand basin with fitted storage cupboard beneath and sunken bath. Tiled shower enclosure with plumbed-in dual head shower over. Pine panelled door.

REAR BEDROOM 2 10' 7" x 10' 7" (3.22m x 3.22m) with double aspect. 2 Single glazed windows. 2 Power points. Radiator. Electricity consumer unit.



EXTERNALLY

The property is approached from the Class III Council maintained road via a **shared hardcored lane** that serves two other properties and which extends for a **third of a mile**. The subject property being located at **the end of this shared entrance drive**. There is a lawned front garden with paved sun terraces to the front and side. **OUTSIDE WATER TAP. L.P. GAS STORAGE TANK.**

Applicants may be interested to note that there is a natural spring located to the south and below the dwelling.

3 BAY HAY SHED 44' 4" x 19' 1" (13.50m x 5.81m) Concrete block/C.I. built with steel stanchions. Concreted floor. Open fronted.

THE LAND

The land extends in all to approximately 9.94 acres or thereabouts that enjoys extensive frontage to the Gwendraeth Fach river. The land is sloping to level and has not been farmed in recent years.







DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** travelling **past** the turnings for 'Coleg Sir Gar' and 'Bro Myrddin Secondary School' to **Cwmffrwd**. On leaving Cwmffrwd **bear left onto the B4309 Pontyates Road (signposted)**. Continue **past** the left hand turning for Pontyberem (signposted B4306) **continuing through the hamlets of Bancycapel and Cloigyn** and as you approach **Pontantwn** travel past the **Pontantwn road sign**, continuing down the hill and **turn first right before a left hand bend just after** the 'sharp left hand bend' **hazard** road sign. Continue along this road for **approximately three quarters of a mile** over a small stream, **past** a farm entrance on your left hand side and travel around the left hand bend, continuing for a short distance and **turn next left** into a **private shared driveway, signposted 'Ystrad Fach Farm'**. Travel up this shared hardcored farm lane and **keep left**, continue **past** a large building below and on your left hand side and follow this lane to the end and which **terminates** at the homestead of 'Llechwedd-Dderi'.

What3words ///sends.suffice.unimpeded

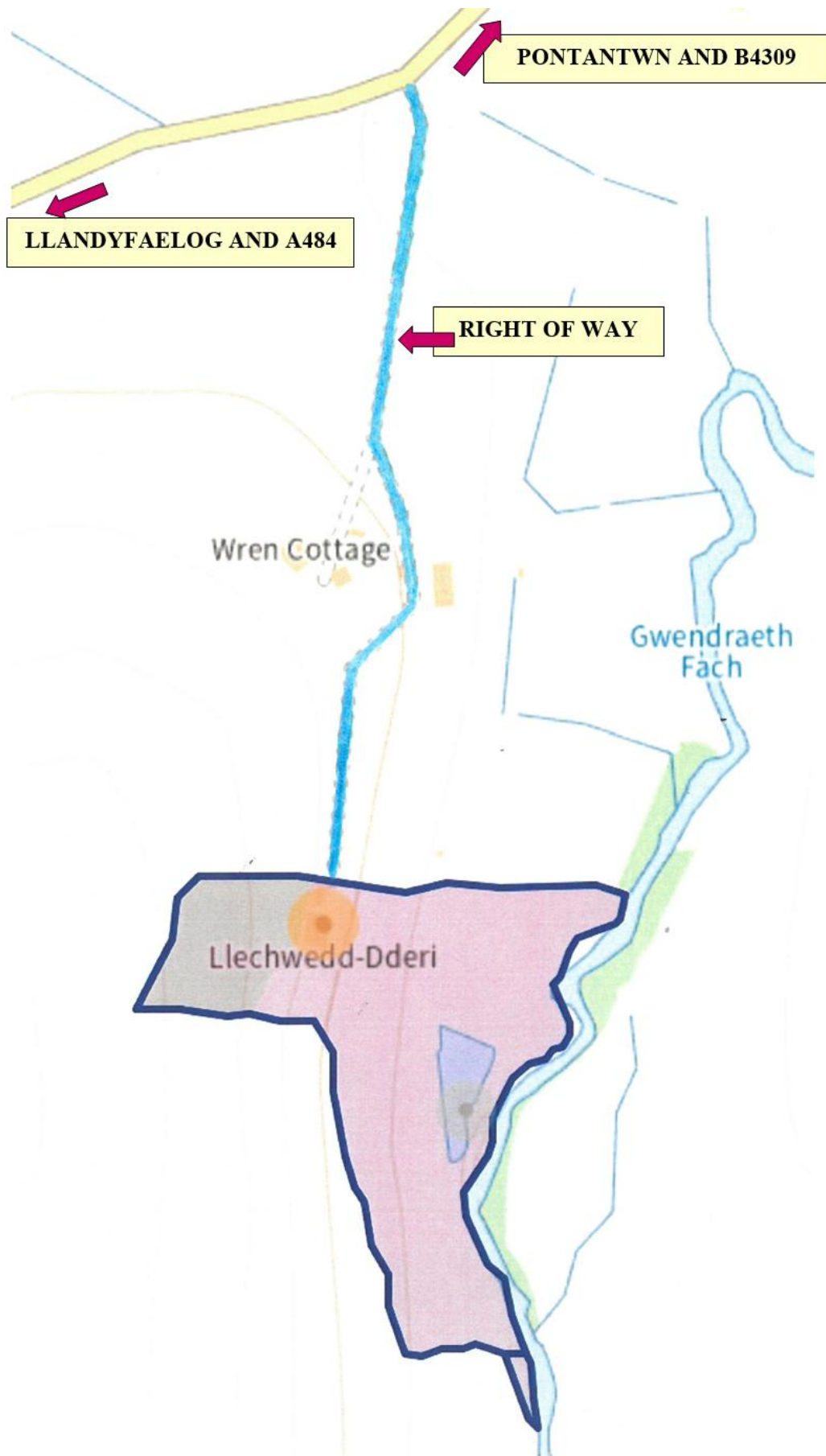
ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND F. 2026/27 = £ 3,280.49p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

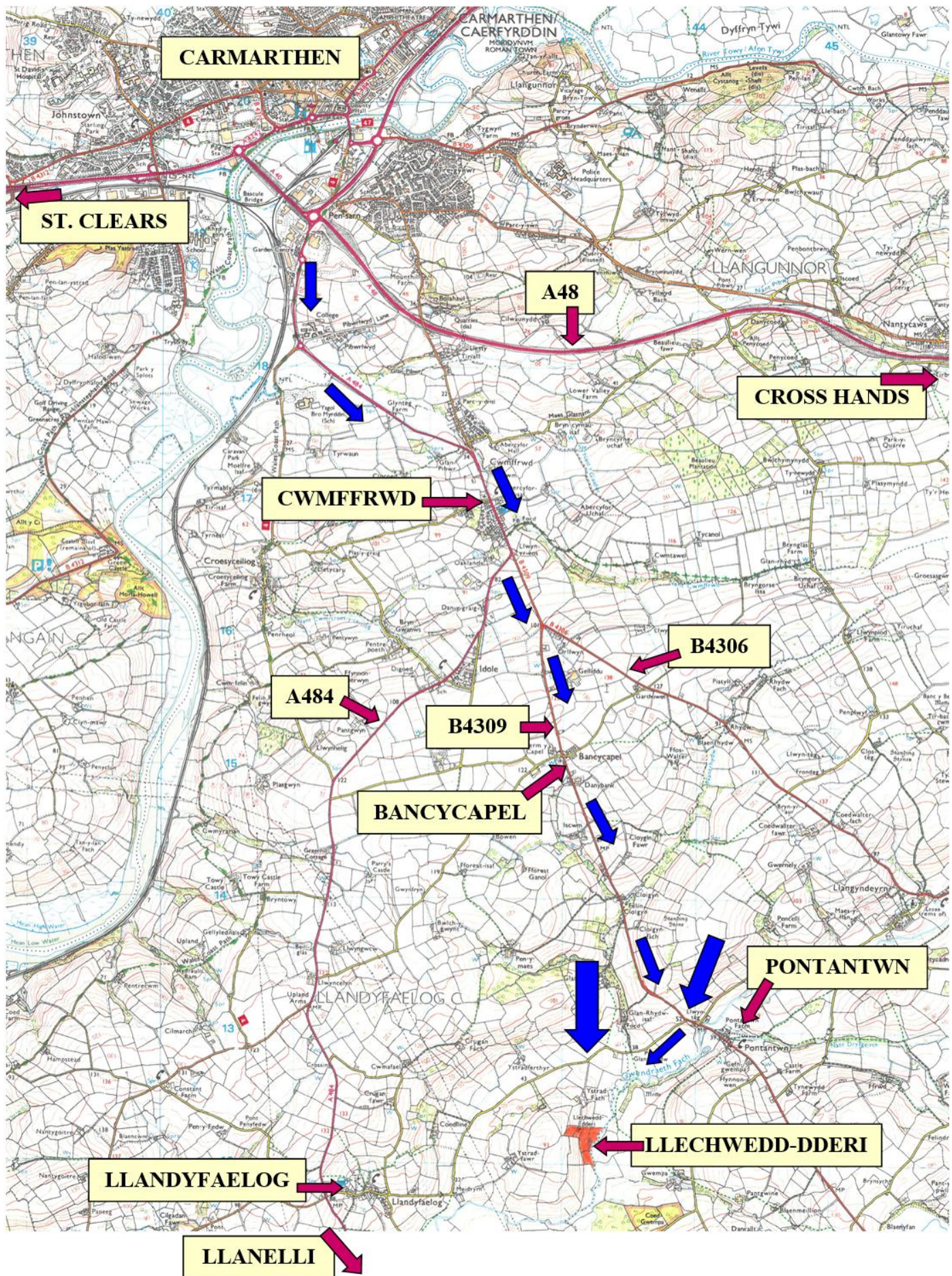


NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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

18.08.2026 - REF: 7296