



Cathlawdwn, Golden Grove, Carmarthen, Carmarthenshire SA32 8NA

Guide Price: £375,000

Property Features

- A traditional 2.90 acre small holding with excellent potential
- Traditional 3/4 bedroom farmhouse in need of updating/modernisation
- A range of traditional stone outbuildings with scope for conversion (s.t.p.c)
- Formerly used as a cattery / rescue centre
- Peaceful semi-rural setting positioned well off the road
- Conveniently situated within 4.5 miles (10 minutes) from Cross Hands / A48-M4 Link Road
- Dutch Barn / stable, turn-out area and paddock
- Stream and stone bridge on property boundary
- Further land available by separate negotiation

Property Summary

A traditional 2.90-acre smallholding set within a peaceful valley setting, offering excellent potential and comprising a 3/4-bedroom farmhouse in need of updating, a range of useful outbuildings including a former cattery and rescue centre, and a paddock, conveniently situated within easy reach of Cross Hands and the A48/M4 link road.



Full Details

Overview

A charming traditional residential / equestrian small holding set in a sheltered position extending to approx. 2.90 acres in total. The homestead benefits from a detached traditional 3/4-bedroom farmhouse, along with a range of traditional stone outbuildings offering scope for conversion (s.t.p.c), having also been used as a registered cattery / rescue centre charity, along with further Dutch Barn/stable, turn-out area and paddock. Although in need of improvement works, Cathlawdwr offers an exciting project for the most discerning buyer in an attractive countryside setting.

The property is situated in a semi-rural setting near the popular villages of Milo and Golden Grove, in the heart of the Carmarthenshire countryside, with the A48 – M4 Link Road at Cross Hands can be reached within 4.5 miles to the south, providing excellent road links to the wider county, and the village of the same name provides an excellent range of services and amenities to include supermarket, convenience stores and fast-food outlets, as well as medical centre and bilingual education provisions.

The popular market town of Llandeilo also lies within 5 miles and is home to an established range of local and independent stores, boutiques, galleries and well-regarded pubs and eateries. Similarly, the county and market town of Carmarthen lies 11 miles (20 minutes) to the west, offering an extensive range of amenities and services, to include healthcare provisions.

Farmhouse

Ground Floor

Entrance Conservatory

2.12m x 8.01m (6' 11" x 26' 3")

Tiled flooring with French doors and two electric heaters.

Windows to the front and sides.

Entrance Hall

Built-in storage or cloak cupboard.

Radiator and stairs to the first floor.

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Dining Room

4.57m x 2.59m (15' 0" x 8' 6")

Tiled flooring with a radiator and window to the front.

Lounge

4.57m x 3.70m (15' 0" x 12' 2")

Radiator, tiled flooring and window to the front.

Galley Kitchen

1.76m x 8.14m (5' 9" x 26' 8")

Base and wall units with stainless steel sink.

Four ring electric hob with an extractor fan above with and integrated oven.

Plumbing fitments for a dishwasher, tiled flooring, attic hatch and radiator.

Three windows to the rear.



Rear Hall / Utility Room

2.45m x 2.13m (8' 0" x 7' 0")

Washing machine plumbing fitments.

Gas boiler, part tiles walls and tiles flooring.

Stable door to the rear.

Family Bathroom

2.56m x 2.51m (8' 5" x 8' 3")

Wash hand basin, toilet, bath and separate shower.

Radiator, tiled flooring and window to the rear.

Sitting Room

3.92m x 3.29m (12' 10" x 10' 10")

Radiator, wooden floorboards and two windows to the front.



First Floor

Landing

Window to the rear.

Bedroom 1

5.02m x 2.73m (16' 6" x 8' 11")

Laminate flooring, feature fireplace and radiator.

Window to the front.

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Bedroom 2

2.58m x 2.83m (8' 6" x 9' 3")

Laminate flooring, radiator and window to the front.

Bedroom 3

2.37m x 2.94m (7' 9" x 9' 8")

Laminate flooring, radiator and window to the side.

Wash Room

1.95m x 1.78m (6' 5" x 5' 10")

Wash hand basin, built-in cupboard and window to the front.

External

Grounds & Gardens

Cathlawdwn is approached via a private lane which, after crossing a stone bridge, opens into the property. An open gravel parking area is situated to the side of the farmhouse, with the access continuing around the front of the farmhouse and outbuilding.

The gardens surrounding the farmhouse are mainly laid to lawn, featuring dedicated seating and patio areas bordered by mature hedgerows and shrubs. A gateway opens directly into the paddock, along with access down to the natural stream running on the perimeter of the property.

Outbuildings

Traditional Stone Outbuilding & Attached Store

Traditional stone outbuilding with scope for conversion, subject to obtaining the necessary planning consents, (s.t.p) benefitting from a concrete flooring with vaulted timber ceilings and uPVC patio doors and windows to front and rear, extending to 5.40m x 8.65m (17' 9" x 28' 5").

Attached store room / former cattery benefitting from tiled flooring under a polycarbonate roof, uPVC double glazed window and door extending to 5.59m x 2.73m (18' 4" x 8' 11").



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Former Cattery & Rescue Centre Buildings

The property was formerly a registered cattery and rescue centre known as Pets In Need (P I N) (Charity Number: 702862).

A traditional stone outbuilding with scope for conversion (s.t.p) formerly used as cattery and rescue centre with tiled flooring, electric supply and heaters, plus former kitchen with base and wall units plus stainless steel sink with vaulted ceilings above, PVC lean-to covered and open cage area, plus general storage area:

Former Cattery / Rescue Centre: 5.30m x 4.87m (17' 5" x 16' 0")

Former Cattery Kitchen: 5.32m x 2.43m (17' 5" x 8' 0")

L shaped storage: 5.98m x 4.18m (19' 7" x 13' 9")

PVC lean-to: 2.86m x 3.77m (9' 5" x 12' 4")

Dutch Barn

Built of a corrugated sheeted roof with concrete block walls and flooring extending to 10.75m x 5.21m (35' 3" x 17' 1") . The building is currently divided into 3 pens.

Land

The land is contained in one field extending to 2.40 acres with established hedgerow and tree boundaries, suitable for grazing of livestock and horses and cutting.

Further Information

Tenure

We understand that the property is held on a Freehold basis with vacant possession upon completion.

Services

We understand the property benefits from mains electricity and mains water and private drainage via Septic tank. The farmhouse benefits from Calor Gas central heating. None of the services have been tested.

Council Tax Band

Band E for Carmarthenshire County Council approx. £2,873.69 for 2026-2027.

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Energy Performance Certificate

EPC rating F (32)

Wayleaves, Easements & Rights of Way

The property is sold 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.

We are advised that there is a right of way in favour of a neighbours via a lane which continues to the rear of the farmhouse to their respective property and land.

Flood Risk

We are advised that the garden to the side of the property is in a High Risk area for Flood Risk from Surface Water & Small Watercourses. The property is not in a Risk Area for flooding from Rivers.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Local Authority

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

What 3 Words / Postcode

Postcode: SA32 8NA

What3Words: ///chefs.slime.eyepieces

Viewing

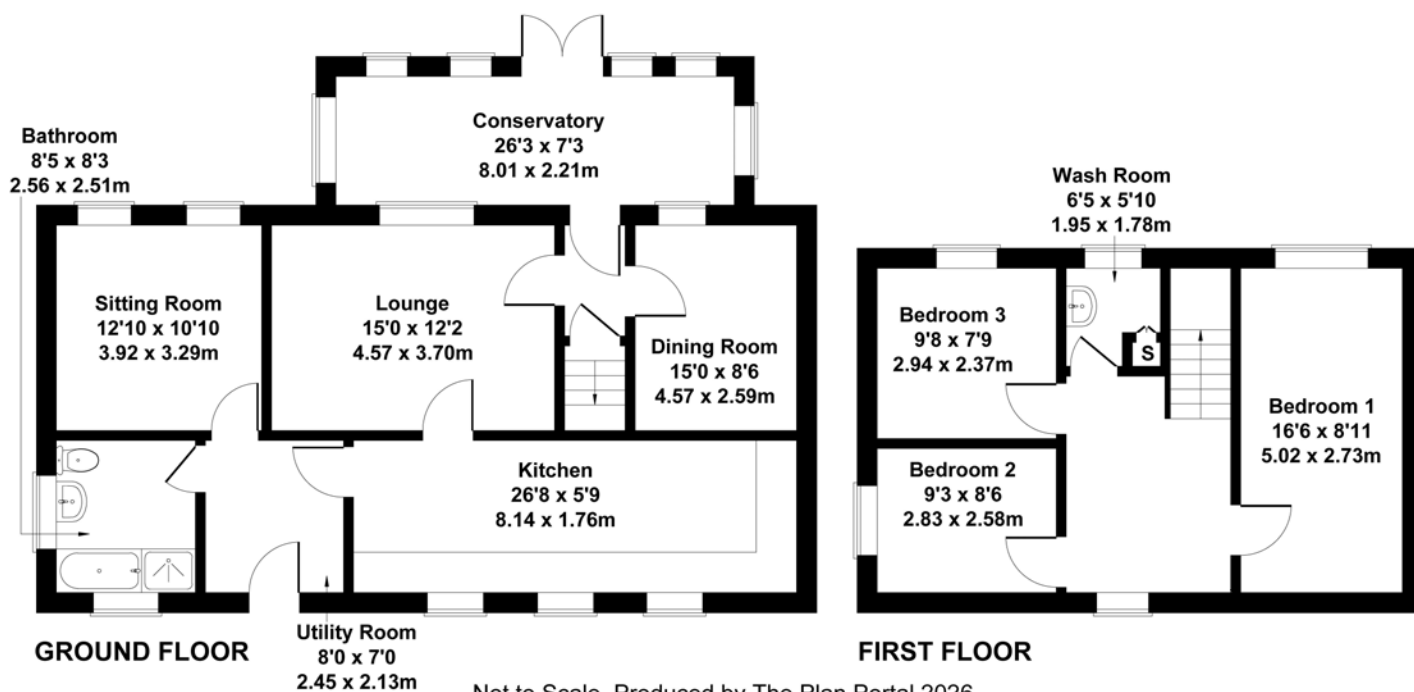
Strictly by appointment with sole selling agents Rees Richards & Blyth.

Please contact our Carmarthen Office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021

Email: property@reesrichards.co.uk

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