



Swn Afon , Carmarthen, SA33 5PB

Offers In The Region Of £695,000

A detached 4 bedroom smallholding with approximately 17 acres, situated on the edge of Meidrim village in west Carmarthenshire. This property features a large agricultural shed with stables and cubicles, being ideal for ponies, cattle and sheep. The land is situated altogether off the farm yard and offers good general grazing, being stock fenced and is a mixture of flat and sloping land. The bungalow is of an excellent size and benefits from double glazing and a modern, newly installed, oil fired central heating system. This would suit a buyer with hobby equestrian/farming interests. Viewing is strongly advised.

Situation

The village of Meidrim has a small range of local amenities, including public house, junior school, church etc. The small town of St Clears is roughly 3 miles distant and provides a wider range of village shops and services. The large market town of Carmarthen is about 10 miles distant and offers a wide range of national and independent shops, leisure facilities, supermarkets, further education, hospital etc and has excellent road connections leading to the M4 motorway.

Accommodation

Entrance

Front door with glazed side panel opens into:

Kitchen



Range of fitted base and eye level oak fronted units, built in electric oven and four ring hob with extractor hood, plumbing for washign machine and dishwasher, vent for tumble dryer, stainless steel sink unit with two drainers, tiled floor, part tiled walls and work surfaces, window and door to front, two ceiling tracks with six spotlights, radiator, telephone point.

Inner Hall

Tiled floor, built in storage cupboards, doors to:

Shower Room

With tiled cubicle housing electric shower, wash hand basin, WC, wall mounted fan heater, extractor fan, shaver point, access to loft space, side window, ceiling light point, radiator, tiled floor, bathroom cabinet.

Dining Room



Inset wall shelves with glazed front panel, side window, radiator, ceiling light point, door to inner hall, door and flight of steps leading down to:

Study/Bedroom 5

Window and door to rear, radiator, ceiling light point, two ceiling spotlights, deep shelved cupboard, two shelved recesses, (one with glass front) telephone point, TV point

Living Room



Feature fireplace in brick surround with heavy beam over housing multi fuel stove, inset wall shelves with glazed front panel, windows to rear and side, glazed door to rear, two ceiling light points, two radiators, telephone point, TV point, FM radio point, door to:

Inner Corridor

Two rear windows, airing cupboard housing hot water tank and immersion heater, radiator, two ceiling light points, doors to:

Bedroom 1

Front window, ceiling light point, radiator. telephone point

Bedroom 2

Front window with window seat, ceiling light point, radiator, telephone point

Bathroom

Panelled bath, wash hand basin, WC, part tiled walls, wall mounted fan heater, shaver light point, front window, radiator, ceiling light point, radiator, telephone point

Bedroom 3

Front window with window seat, ceiling light point, radiator, telephone point

Bedroom 4



Two side windows, ceiling light point, radiator, telephone point

Externally



The property is accessed by its own private concrete driveway which leads down to a yard and from where access to the buildings, the bungalow and the land are found. Immediately in front of the bungalow is a level hard standing front garden area with parking space and access to a detached double garage.

The Outbuildings



Comprising:

A large detached agricultural building (60ft x 45ft) with half being utilised for stabling (6 z 14ft x 11ft loose boxes) and the other half cubicles. The building has water, power and electric connected.

A traditional Dutch corrugated barn (27ft x 17ft).

Further corrugated sheds of a smaller size.



The Land



Amounting to approximately 17 acres or thereabouts, being fenced and divided into general grazing paddocks, some partly level and partly sloping. The land is accessed from the yard and is gated with plenty of room for tractor/trailer/implement access. Part of the land borders the Dewi Fawr River. Please see our plan for identification. We understand there are no public rights of way or easements on the land.



Services

Mains water and electricity, private drainage via septic tank, newly installed oil fired central heating system.

Tenure

Freehold upon completion

Directions

What 3 Words Location: [///send.inflamed.screaming](#)



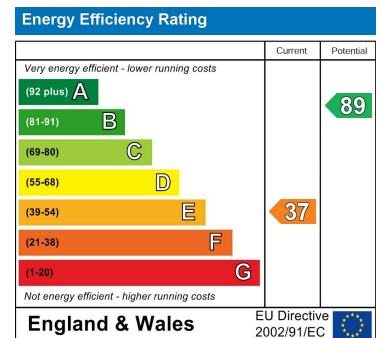
Floor Plan



Area Map



Energy Efficiency Graph



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