



Sodom Farm Bethesda Road, Llanelli, SA15 5LN

Offers In The Region Of £650,000

Delightful smallholding extending to 11 acres or thereabouts

Boasting superb views across the Gwendraeth Valley

Attractive 4 bedroom detached residence with newly fitted kitchen

Planning application has been submitted for a 2 bedroom annexe (awaiting outcome)

Excellent range of modern farm buildings and appealing traditional stone outbuildings

Convenient location with easy reach of the M4 connection

Ideally suited as an equestrian or lifestyle property and worthy of an early inspection

EPC E. NO CHAIN

Situation

Enjoying an elevated position, boasting lovely countryside views across the Gwendraeth Valley, the property is conveniently located and within easy car driving distance of village facilities with the villages of Tumble and Pontyberem being only a mile or so distant which both offer a good range of facilities which cater for all day to day needs. The larger town of Crosshands lies some 2 miles from the property and offers a comprehensive array of services with the M4 connection at Pont Abraham being 5 miles distant from Crosshands making this an excellent location if easy accessibility to the M4 is required.

The larger towns of the area such as Carmarthen and Llanelli are also within easy car driving distance (10 miles and 8 miles respectively from the property) and offer a wide range of services and amenities including numerous shopping centres with national retailers. Very rarely do rural properties appear on the open market which offer such superb accessibility to the larger towns of the county and the M4 motorway.

Directions

From the end of the M4 motorway continue to the main Crosshands roundabout and turn left, continue down to the traffic lights and proceed straight on up the hill into Upper Tumble and turn right proceeding down into Tumble and turn left into Bethesda Road. A location plan is attached to the sales particulars and a for sale board will be erected on site.

What 3 Words Location: [///bachelor.plans.inserting](#)

Description

Enjoying a lovely countryside aspect, this detached farmhouse occupies a prominent and slightly elevated position overlooking farmland and open countryside. Generous lawned grounds and a patio area are seen to the rear which offer a lovely place to relax. The farmhouse has been improved and offers spacious living accommodation, a newly fitted kitchen together with 4 bedrooms on the first floor, being ideally suited for family occupation. One of the many attractive features of Sodom Farm are the excellent range of farm buildings which are nicely positioned away from the residence, combining both modern and traditional stone buildings which no doubt offer considerable conversion appeal, subject to gaining the necessary consents. We believe that this smallholding is ideally suited as an equestrian property or equally suited for the rearing of livestock and the land is conveniently situated in a ring fence. To fully appreciate what this property has to offer, an early viewing is highly recommended and the property is described in more detail (approx. dimensions only):

Ground Floor

Entrance Door a uPVC door with part opaque glazed panel leading to

Entrance Hall

With attractive black and white tiled floor, window to the fore, valuable understair cupboard, radiator, stairs rise to the first floor and door to:

Reception Room 10'7" x 10'2" (3.23m x 3.10m)

Overlooking the fore with radiator, whilst the focal point of the room is the fireplace which is now suitable for a wood burning stove etc.

Living Room 16'10 x 11 (5.13m x 3.35m)



Overlooking the rear, the focal point of the room being the Victorian style fireplace with open fire, newly laid underfloor heating and access to:

Kitchen/Breakfast Room 15'11 x 14'9 (4.85m x 4.50m)



Nicely proportioned, affording a new light and airy kitchen comprising a range of base and wall mounted units with complimentary work surface above together with a curved breakfast bar which incorporates the sink unit. Built in appliances include a fridge/freezer and dishwasher whilst there is space for an electric cooker with hood above, tiled floor, radiator, window to the fore and rear. Door to:

Utility Room 12'8 x 6'8 (3.86m x 2.03m)

Overlooking the rear garden with plumbing for an automatic washing machine, wash hand basin, two base units with complimentary work surface above, tiled floor, polycarbonate roof, radiator and door to:

Cloakroom 12'8 x 6'8 (3.86m x 2.03m)

With wash hand basin and W.C. Also housing the oil fired 'Bosch' boiler (approx. 5 years old).

First Floor

Landing: With loft access and doors to:

Bedroom 3 11'8 x 8'6 (3.56m x 2.59m)



Overlooking farmland to the fore with radiator.

Family Bathroom



Window to the rear, comprising the usual 3 piece suite to include a bath, pedestal wash hand basin and low level WC also comprising a separate shower cubicle with a newly installed 'Mira jump' electric shower. Partly tiled walls, valuable built in shelved airing cupboard which houses the hot water cylinder and access to the loft.

Bedroom 1 13'10 x 8'10 (4.22m x 2.69m)



Double room overlooking the countryside aspect to the fore with radiator and recessed cupboard.

Bedroom 2 13' x 9'6 (3.96m x 2.90m)



Overlooking the rear garden with radiator.

Bedroom 4 9'8 x 7'4 (2.95m x 2.24m)

Overlooking the rear garden with radiator.

Approach



Approached from a minor country road, via a gated entrance which leads to the front of the property where a tarmac driveway provides ample off road parking and a further gateway leads to the farm buildings. We would advise that there is a very useful second entrance point to the rear of the property which leads to the land.

Grounds



A large paved patio area is seen to the rear which provides a lovely sitting area, with steps leading up to a generous expanse of lawn which also incorporates numerous shrubs and a small orchard to include apple trees. The land and farm buildings are easily accessible from the rear garden.

The Land



Extending in total to some 11 acres or thereabouts of fertile agricultural land that is divided into useful sized enclosures being suitable for both grazing and cropping purposes. The land is easily accessible from the homestead and is ideally suited for both livestock or equestrian purposes.

Hardstanding area suitable for bale and machinery storage to the rear with easy access to the land.

Land Plan



For identification purposes only.

Views



Delightful countryside views can be seen from the property which can only be truly appreciated during an inspection.

Farm Buildings



Combining a mixture of both modern and traditional outbuildings which comprise a modern shed (5 bays by 2

bays with one of the bays being open fronted) with concrete floor. Adjoining modern shed (2 bay x 3 bay) with concrete floor and LED lighting. External lights. Gated access to the rear. Hayshed with lean to (25' x 25'). All easily accessible from the yard and situated to the side of the farmhouse.

We would advise that the modern buildings are very adaptable and could be easily utilised for equestrian purposes or livestock housing.

Traditional Stone Barn 25' x 14'6 (7.62m x 4.42m)



Adjoining the main residence, boasting considerable conversion potential subject to gaining the necessary planning permissions.

Detached Stone Barn 20'6 x 15'6 (6.25m x 4.72m)



Again with significant conversion appeal subject to gaining the necessary consents or ideally suited as a small stable etc.

Services

We understand that the property has the benefit of mains electricity, water (metered) and drainage. Oil fired central heating system (thermostatically controlled).

Tenure

Freehold with vacant possession upon completion.

Local Authority

Carmarthenshire County Council

Property Classification: Band E (online enquiry only)

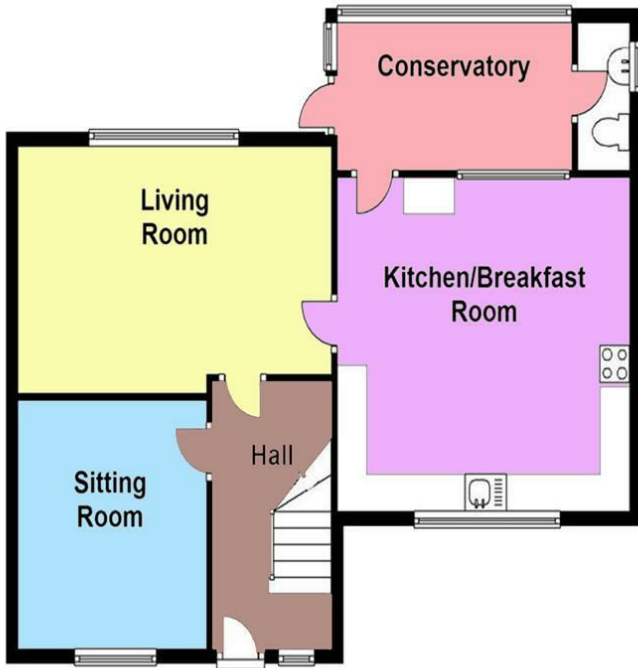
General Remarks

The sale of Sodom Farm offers an exciting opportunity to purchase a very appealing equestrian and lifestyle property in a convenient and accessible location, yet enjoying a lovely countryside aspect. The traditional farm buildings offer considerable potential for conversion subject to gaining the necessary consents and the current modern farm buildings are very suitable for modern day farming/equestrian purposes; providing the best of both worlds. Viewing is highly recommended.

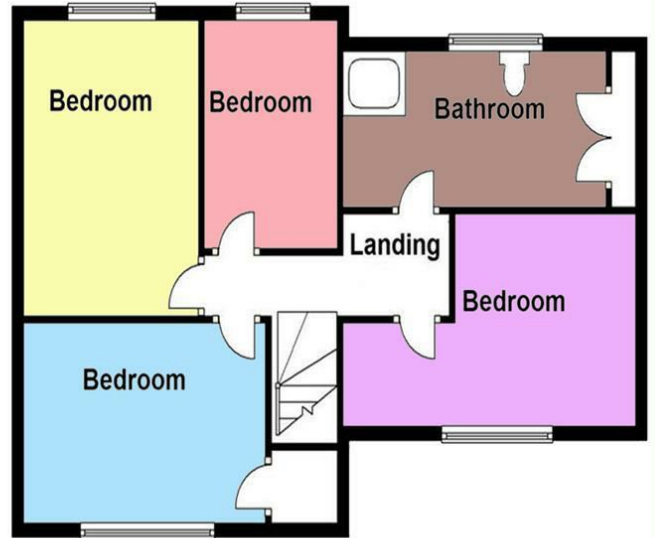
Floor Plan



Ground Floor

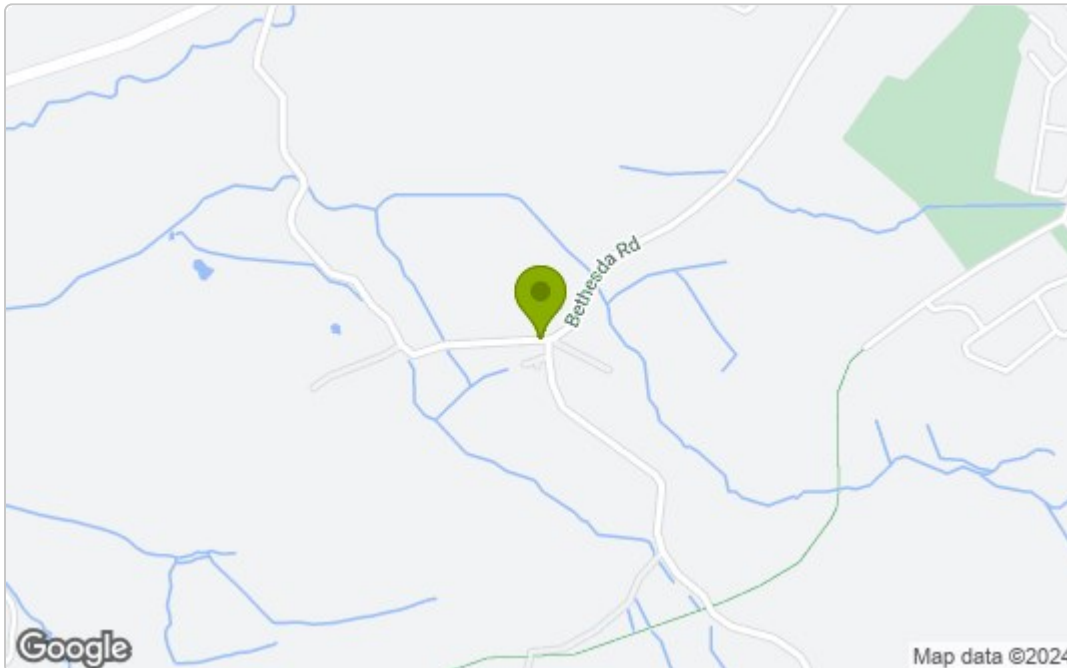


First Floor



Sodom Farm, Pontyberem, SA15 5LN

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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