

Sold
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Waungwiel Fawr, Four Roads, Kidwelly SA17 4SB

Offers in the region of £350,000

22 Acre Residential Smallholding With Superb Views
Farmhouse With Planning For 4 Bedroom New Build
Rural Location, Superb Views, No Near Neighbours
Viewing Highly Recommended

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/WJ/64662/150618

DESCRIPTION

A superb location with some far reaching rural and sea views is enjoyed from the location. The property is a versatile 22 acre residential smallholding suitable for various uses including equestrian. A 3 bedroom farmhouse is situated on the property but planning has also been granted for a 4 bedroom detached new build house with the old farmhouse to be demolished. Also included is a stone and concrete block outbuilding with the 22 acres situated to the front and side of the property and divided into conveniently sized paddocks. No near neighbours with a council maintained road leading up to the property being a no through road changing to a bridle path at that point.

LOCATION

Situated in a rural location but conveniently situated for Carmarthen, Llanelli, and Pembrey County Park with its large sandy beach, half a mile from the village of Four Roads, 3 miles from Pontyates with village shop, Post Office, garage and junior school. The main towns of Carmarthen and Llanelli offer excellent shopping facilities and national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection. The ancient township of Kidwelly with its picturesque castle is 5 miles approximately also having mainline rail station connecting to London Paddington.

THE OLD FARMHOUSE

Being of stone and box profile construction with 3 bedroom accommodation, very much in derelict form but planning has been granted for a new build, 4 bedroom detached house. Copies of the plans are available via the Carmarthenshire County Council or from the selling agents. The accommodation comprises reception porch, hallway, lounge, kitchen/dining area opening out to living area with the first floor having master bedroom with ensuite, family bathroom and 3 additional bedrooms.

OUTBUILDINGS

These include a **STONE RANGE** situated to the side of the property and may have some planning potential subject to the necessary planning consent and a second **STONE RANGE** which has no roof currently and in need of attention.

THE LAND

22 acres in one block situated to the rear and side of the property and being level to gently sloping. Improvable land which is mainly laid to pasture and in need of some internal fencing with mature hedgerows. A council maintained road leads up the property and then changes to a bridle path and footpath and continues to beyond the property. A plan is available from the selling agents.

SERVICES

Prospective purchasers should make their own enquiries regarding the availability and connection charges to services prior to making an offer.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisCarm or on
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TENURE

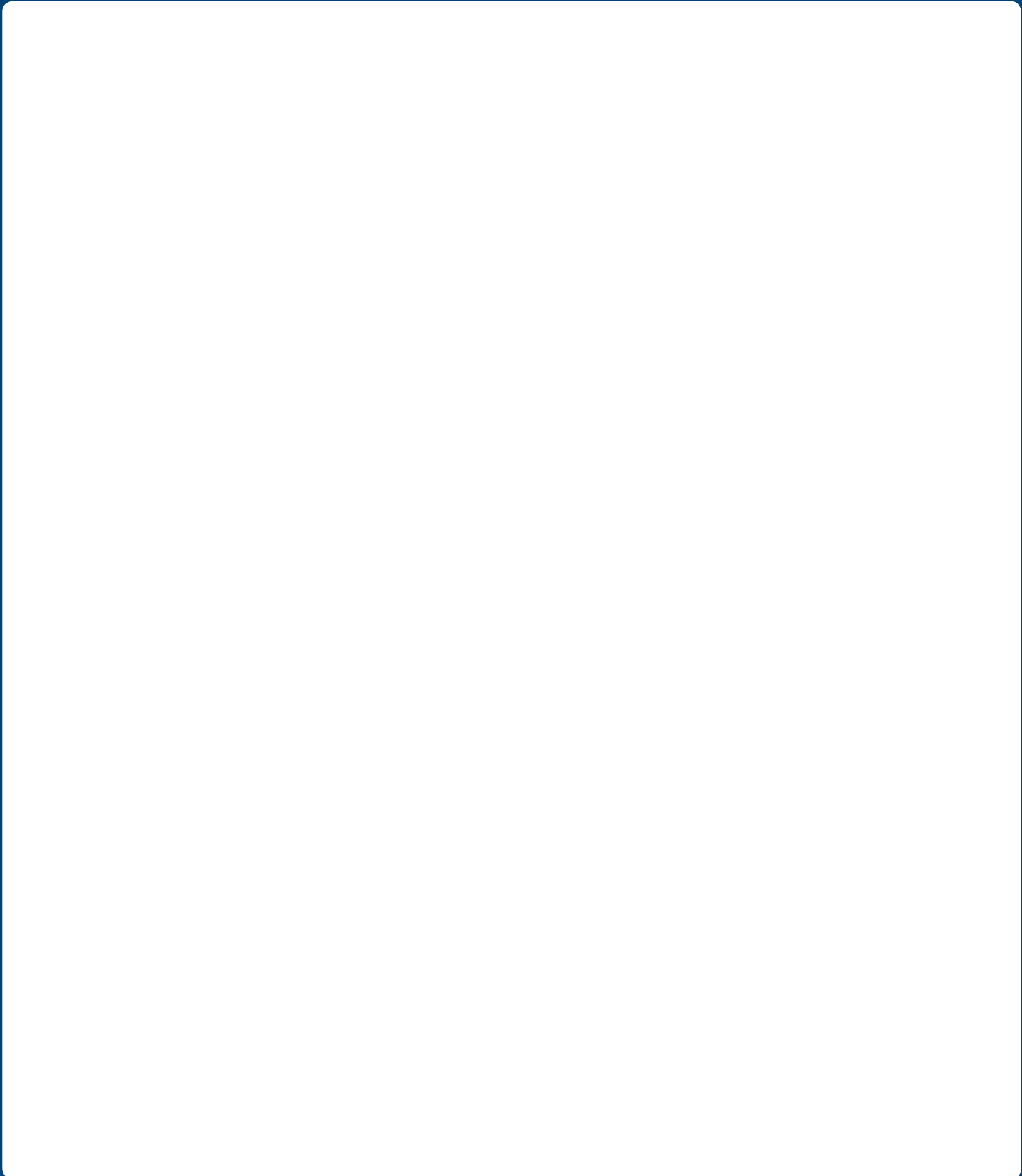
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A484 south signposted for Llanelli-Pembrey Country Park and travel for approximately 2.5 miles. At the village of Cwmffrwd turn left signposted for Pontyates and onto the B4309 and continue on this road through the villages of Bancycapel and Pontantwn. Continue on for approximately 1.5 miles and before the village of Meinciau take the right hand turning signposted for Four Road which is halfway up the hill. Continue on for 1.5 miles and in the village of Four Roads, at the crossroads, turn left and continue on this road for approximately 0.25 mile and turn left. Continue for approximately 150yds and the property will be located on the right hand side.



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John.
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