



**No. 3 The Railway , Llanfallteg, SA34 0UN**

**Offers In The Region Of £659,950**

Occupying a delightful rural village location, this is a residential smallholding extending to 29 acres or thereabouts and includes a modern 3 bedroom residence, part of the old 'Cardi Bach Railway Line' incorporating a hard standing area with potential for garages or other storage, subject to planning. The land has riverside frontage and approx. 1/4 mile single bank fishing on the Afon Taf and is a block of organic pasture land suitable for grazing, cropping and conservation purposes.

### Situation :

Llanfallteg is situated in a picturesque countryside location, on the border between South West Carmarthenshire and South East Pembrokeshire. The village enjoys quiet surroundings and is renowned for its excellent community spirit and friendliness proven by the fact that it won the title of 'Village of the Year' back in 2003, and this still thrives today. It also has the benefit of a popular pub which serves good quality food as well as enjoying a friendly atmosphere and this has been recognised as a result in winning 'Village Pub of the Year' in 2012. Family needs are also well catered for as there is a fully fenced playing field which is ideal for recreational activities. There are also tennis courts together with a children's playground and village hall. The market town of Narberth is only a 10 minute car drive away to the South East and has the benefit of a good range of shops and facilities together with traditional businesses such as butchers and bakeries, post office and a range of more specialised gift and clothes shops. The town also has the benefit of a Health Centre, Primary School, Library and Swimming Pool with sporting facilities including a prominent Rugby Club. Equidistant to the South West is the market town of Whitland which has a full range of shops, garages, Primary School, Comprehensive School, Railway Station, Medical Centre etc. The A40 main road lies within 2 and a half miles or so to the South and provides excellent road links to the larger County towns of Haverfordwest and Carmarthen which are some 10 miles and 20 miles or so distant to the West and East respectively. Whilst the ever popular coastal resorts of Saundersfoot and Tenby are within 10 miles to the South.

### Description :

3 The Railway offers an interesting opportunity to acquire a residential smallholding that includes a modern residence, all centrally located within the ever popular village of Llanfallteg.

The residence comprises a detached modern house set back off the road that passes through the village with carparking for several vehicles to the side and offering the following accommodation.

### Ground Floor :

Shelter porch with door opening into

### Entrance Hallway :



With radiator and stairs to first floor

### Sitting Room :



6.6m x 3.6m a light and airy room with Upvc double glazed French doors leading to the rear garden and window and window to the fore, two radiators.

### Kitchen/Dining Room :



3.6m x 6.6m again light and airy with window to the fore and rear, and stable door leading to the side. The kitchen is equipped with a range of fitted base storage cupboards with complimentary work surfaces over and incorporated hob oven and a stainless steel 1 1/2 bowl sink unit, with further storage in matching wall - mounted cupboards ; radiator.

### Cloak Room :



Radiator, WC, wash - basin with light/shaver point over

### First Floor :

### Landing :



With windows to the front and rear, access to boarded loft, shelved airing cupboard

### Bedroom 1 : 11'6" x 9'6" (3.53 x 2.92)



With radiator, built in wardrobes with sliding doors, and window to the fore

**Bedroom 2 : 7'5" x 8'9" (2.27 x 2.68)**



With radiator, built in wardrobes with sliding doors, and window to the fore

**Bedroom 3 : 11'11" x 9'0" (3.65 x 2.76)**



With radiator, built in wardrobes with sliding doors, and window to the rear.

**Bathroom : 8'11" x 6'1" (2.74 x 1.86)**



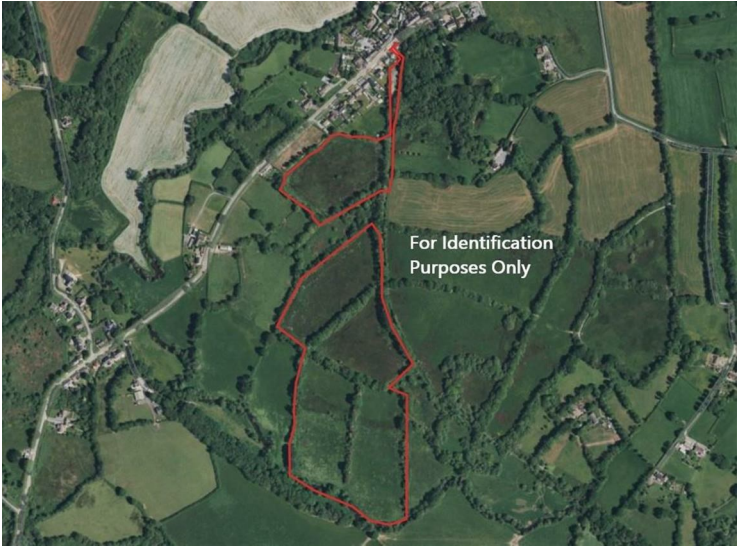
With part tiled walls, towel rail, radiator, suite comprising bath, WC and wash- basin, radiator and storage cupboard.

**Externally :**



In addition to the car- parking area mentioned above, there is an attractive paved forecourt and secure lawn to the rear with patio area.

The Land 1 :



A plan of the land is attached for identification purposes only. The land extends to some 29 acres or thereabouts of registered organic farm land with the benefit of approximately 1/4 mile riverside frontage and fishing rights on the Afon Taf. The land also includes a section of the old "Cardi Bach" railway line, complete with the foundations and part of the walls of an old engine shed, amounting to 2100 m<sup>2</sup>. A point at the side of the property leads onto the old railway line which provides easy access to the land. There is an area of hard-standing to the rear which could well be suitable for buildings, subject to any necessary consents being obtained. We are advised by the vendors that this area has the benefit of planning consent for garages - Please ask for further details.

The Land 2:



The land is predominantly level pasture, divided into several fields, being well-fenced and gated with access to a natural water supply. The land includes areas suitable for cropping and grazing with some areas having the potential for conservation use.



Acreage:

Field no	Area
Yard and Access	0.60
5474	5.30
5352	5.60
5943	4.70
6123	6.10
Railway Track	1.20
Total of -	29.4 acres or thereabout

Approx. 29.4 acres.

Services :

The residence benefits from mains water and electricity. There is a full oil- fired central heating system and double glazing. Drainage is to a Conder ASP Package sewer treatment plant. The property also has the option to utilise ultra fast broadband, with 220 Mbps upload speed and up to 1000 Mbps download speeds.

Tenure :

Freehold with vacant possession upon completion. NB : There is a right of access to an adjoining property over the first part of the lane. No basic payments are included.

Local Authority :

Carmarthenshire County Council, County Hall, Carmarthen.

Tel : 01267 234567

General Remarks :

This is a rare opportunity to purchase a small organic farm with plenty of potential for a conservation project or similar all occupying a convenient setting with the popular village of Llanfallteg which lies within easy reach of all of the major towns of the area, the residence offers deceptively spacious accommodation within its own grounds and the land has good access off the old "Cardi Bach" railway line and riverside frontage with single bank fishing on the Afon Taf. The land is registered organic and is ideally suited for some form of conservation project

although it is renowned as a block of highly productive early land, suitable for grazing and cropping.

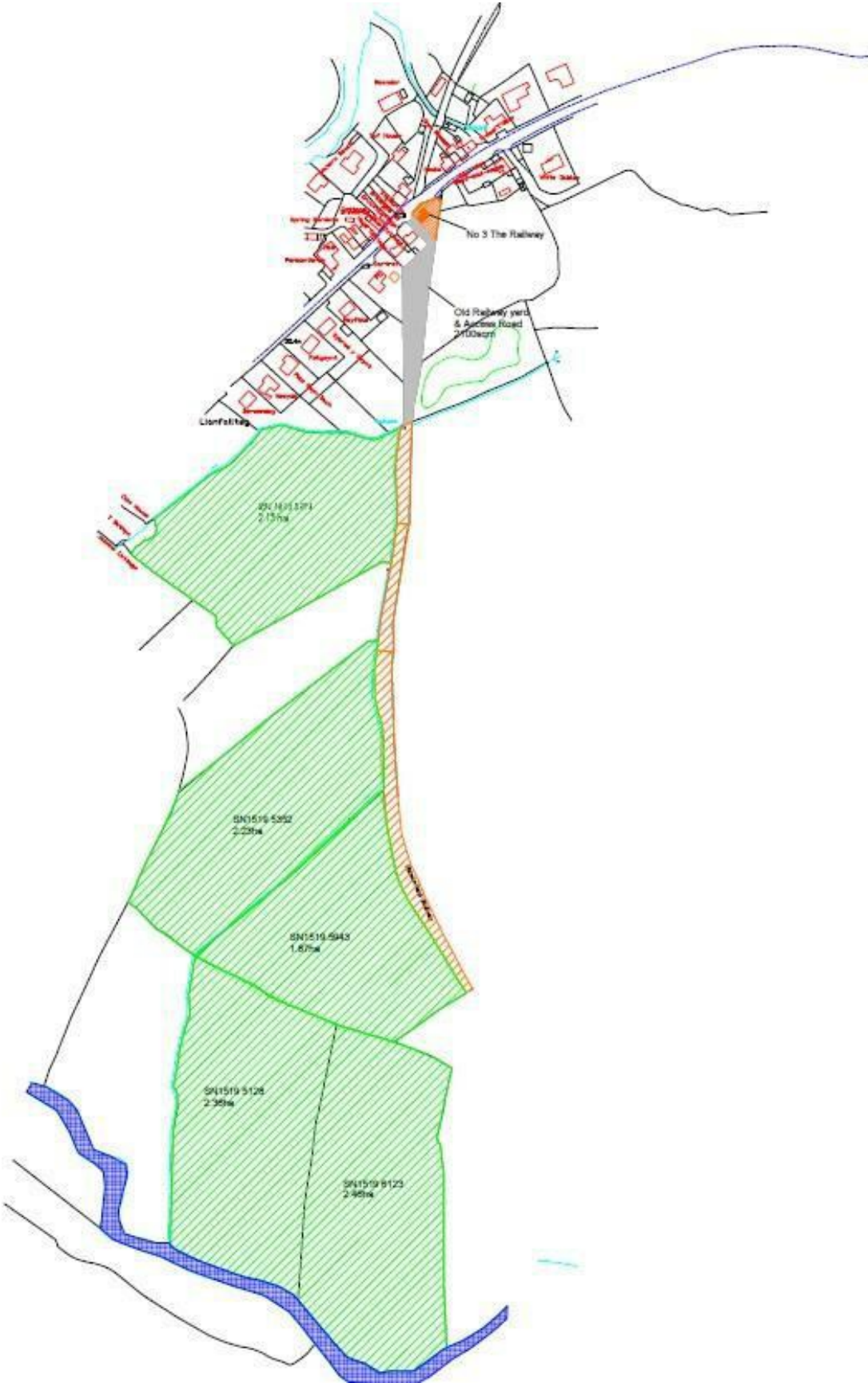
The yard to the rear of the residence also has some potential and is ideally suited as the location for buildings, subject to the necessary consents being obtained.

Viewing is highly recommended.

#### **Directions :**

From our Narberth office take the A478 on the Penblewin roundabout take the right hand exit on to the A40 proceed to Llanddewi Velfrey and turn left following the sign posted Llanfallteg, proceed into the village of Llanfallteg and 3 The Railway is situated on the right hand side shortly after the pub.

Plan for Identification Purposes Only



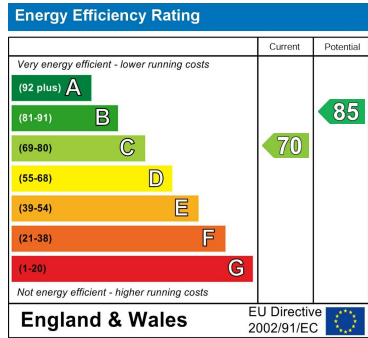
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.