

Terry Thomas & Co

ESTATE AGENTS



Pant Farm Llanboidy Road Meidrim, Carmarthen, SA33 5QU

A choice smallholding of 12 acres with a range of outbuildings, large central courtyard. Well maintained productive pasture land, woodland and pond.

Offers in the region of £750,000

Pant Farm Llanboidy Road

Meidrim, Carmarthen, SA33 5QU



Ground Floor

Entrance Porch

Hallway

7'6" x 5'10" (2.31 x 1.80)

Sitting Room

11'9" x 15'9" (3.60 x 4.82)

Dining Room

16'0" x 13'5" (4.88 x 4.10)

Lounge

16'4" x 15'10" (5.00 x 4.83)

Living Room

13'0" x 9'8" (3.98 x 2.97)

Kitchen

17'1" x 13'1" (5.22 x 4.00)

Utility Room

12'11" x 10'7" (3.95 x 3.25)

Secondary Kitchen

15'7" x 12'11" (4.76 x 3.94)

Shower Room

Separate Cloakroom

First Floor

Bedroom 1

16'1" x 14'9" (4.92 x 4.52)

En-suite

Bedroom 2

16'0" x 11'10" (4.90 x 3.61)

Bedroom 3

12'10" x 12'0" (3.92 x 3.68)

En-suite Shower room

8'7" x 6'3" (2.64 x 1.91)

Rear Landing

Bedroom 4

14'2" x 9'8" (4.34 x 2.96)

Bedroom 5

13'3" x 12'11" (4.05 x 3.94)

Master Bedroom 6

16'0" x 13'4" (4.90 x 4.08)

En-suite Shower room

Bathroom

7'9" x 6'11" (2.37 x 2.13)

Externally

Former Barn

15'7" x 16'2" (4.76 x 4.93)

Former Coach House

16'1" x 16'0" (4.91 x 4.89)

Former Cattle Shed

Young Stock Shed

16'1" x 9'4" (4.91 x 2.87)

Umbrella Building

59'8" x 51'8" (18.21 x 15.76)

Cubicle Shed for 40

73'11" x 43'7" (22.53 x 13.29)

Silo Barn

75'3" x 38'9" (22.94 x 11.82)

Further Range of Outbuildings

108'11" x 18'0" (33.21 x 5.49)

5 Bay Hay Barn

Former Dairy

19'4" x 11'10" (5.91 x 3.63)





Floor Plan



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

