



46 Heol Gwermont, Llansaint, Kidwelly, Dyfed, SA17 5JA    £575,000

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Davies Craddock Estates are pleased to present for sale this charming 6-Acre Smallholding with Stunning Sea Views.

Set within approximately 6 acres of gently sloping pasture, this delightful smallholding enjoys a truly enviable position in the sought-after village of Llansaint, boasting beautiful far-reaching sea views across the Carmarthenshire coastline.

Offering a perfect blend of lifestyle and opportunity, the property is ideal for those seeking a peaceful rural retreat, small-scale farming, or equestrian use, all while being surrounded by breathtaking natural scenery.

#### Key Features:

- Approximately 6 acres of well-maintained pastureland
- Panoramic coastal views stretching across the sea and surrounding countryside
- Characterful property with scope for modernisation or extension (subject to planning)
- Range of useful outbuildings suitable for storage, workshops, or stabling
- Private setting with established boundaries including hedging and fencing
- Ample off-road parking and private access.

The property is in need of renovation and modernisation throughout, presenting an excellent opportunity for buyers looking to create a home to their own specification. With its attractive setting and inherent charm, it offers significant potential to enhance both the accommodation and overall value.

The land offers excellent versatility, whether for grazing livestock, keeping horses, or creating a self-sufficient lifestyle. The elevated position ensures that the spectacular sea views can be enjoyed throughout the seasons, providing an ever-changing and inspiring backdrop.

Llansaint is a charming coastal village, well-regarded for its community feel and easy access to scenic coastal walks and nearby beaches, making this a rare opportunity to acquire a smallholding in such a desirable location.



- Small Holding
- Three Bedrooms
- Private Driveway For Multiple Vehicles.
- Set Within 6 Acres
- Outbuildings, Barns & Stables & Mature Orchard
- EPC - D
- Council Tax - F (April 26)
- Cesspit
- Mains Water & Electric
- Freehold

### Entrance Porch

Tiled walls and flooring, doors into;

### Hallway

Storage cupboard.

### Kitchen

15'3" x 9'4" approx.

Fitted with wall and base units with worktop over, oven and hob with extractor hood over, sink and drainer, integrated fridge, space for freezer, washing machine, tiled walls and flooring, window to front.

### Inner Hallway

Tiled walls and flooring, airing cupboard, external door to front.

### Reception Room

14'6" x 10'2" approx.

Window to front and side, tiled flooring, radiator.,





### Utility

10'6" x 8'10" approx.

Sink and drainer, tiled flooring, window to rear, external door to side.

### Cloakroom

3'0" x 5'6" approx.

Fitted with W/C, tiled walls and flooring, window to side.

### Living Room

14'4" x 18'11" approx.

Wood panelled walls, radiator, log burner, sliding doors to rear into;

### Conservatory

20'3" x 9'4" approx.

Tiled flooring, door to side, double doors to rear.

### Bedroom One

13'10" x 10'8" approx.

Window to rear and side, radiator,

### Bedroom Two

9'1" x 10'8" approx.

Window to side, radiator.

### Bedroom Three

8'7" x 13'0" approx.

Window to rear, radiator.

### Bathroom

7'4" x 9'4" approx.

Fitted with W/C, hand wash basin vanity, panelled bath with electric shower over, tiled walls, vinyl flooring, radiator, window to front.

### External

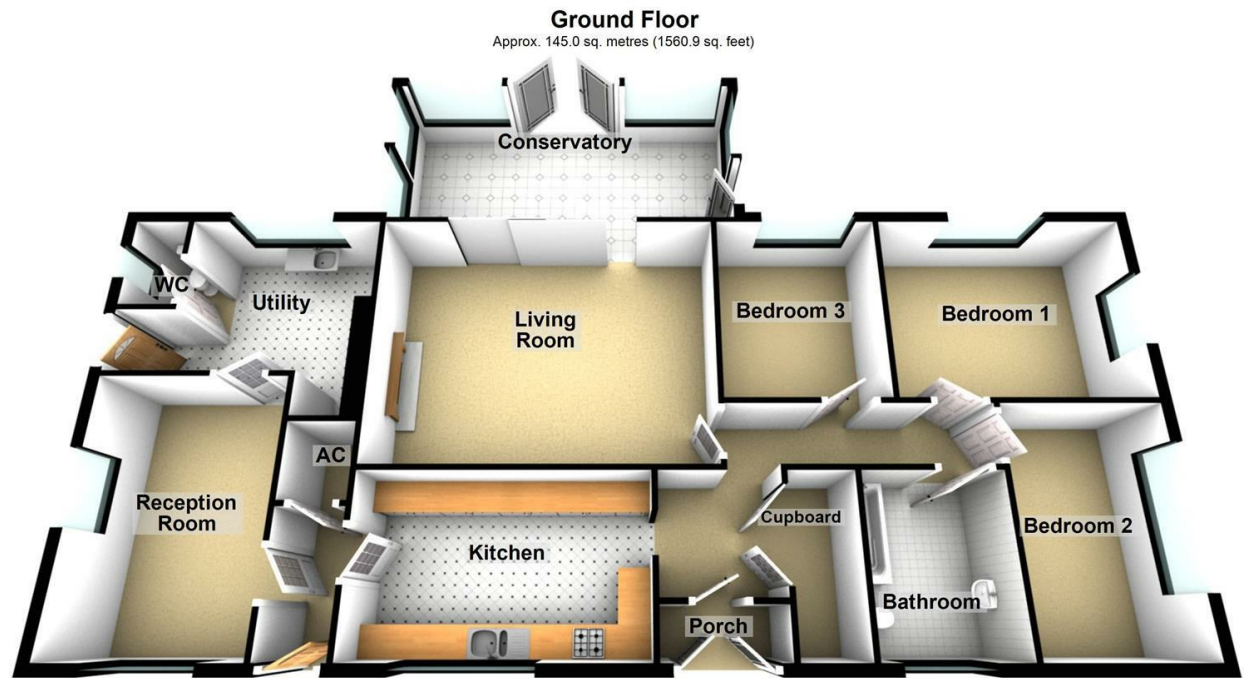
Set in approximately 6 Acres.

To the front : Private Driveway for multiple vehicles

To the rear : Various outbuildings/barns/stables, mature orchard.

Summer house & static caravan onsite.





Total area: approx. 145.0 sq. metres (1560.9 sq. feet)



Est 1978

# Davies Craddock Estates

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Est 1978

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		57	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Average Broadband Speed

Estimated

STANDARD

13 mb/s



SUPERFAST

80 mb/s



ULTRAFAST

1800 mb/s



### Mobile Coverage

Based on indoor network strength

8



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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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. *Notes:* We cannot confirm the tenure of the property as we have not had access to the land

We'd love to hear what you think!

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