



Barn Adj Tyn Y Cwm Isaf, Sylen Road, Pontyberem SA15 5NW

Offers in the region of £90,000

Stone Brick & Slate Barn With Rural
Location

Being Available For Commercial Business
Or Community Use (STP)

In Need Of Conversion (Subject To
Vendors Consent)

Quiet Location With Views

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NWT/KF/63647/030518

DESCRIPTION

A stone brick and slate barn with potential for a range of uses (stp). Also available for commercial business or community uses. Potential purchasers will be required to disclose the use/development that they have in mind for the property. Available on a new 3 to 5 year lease, terms and rental to be agreed and it should also be noted that the property is available to purchase at a price to be agreed with the vendor. The property currently has no planning consent.

SITUATION

Situated in the rural location approximately 2 miles from the village of Pontyberem approached via a country lane and via a track which continues onto one other property. Pontyberem offers excellent day to day facilities including doctor, shop, pharmacy and school. Situated between the main towns of Carmarthen and Llanelli which are 11 and 9 miles respectively, Cross Hands with M4 dual carriageway is approximately 8 miles, Pembrey Country Park with its large sandy beach, ski- slope and motor racing centre is also approximately 9 miles. Other places of interest include Ffos Las horse racing course which is approximately 7

miles.

THE BARN

Is in need of work and renovation which is to be reinstated after the term of the lease. Further details available from the selling agent and also a plan of the boundary.

SERVICES

To be confirmed.

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

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 signposted for Llanelli and continue for 2 miles. At the village of Cwmffrwd turn left signposted Pontyates onto the B4309. Continue for 0.25 mile and turn left signposted Pontyberem on the B4306 and continue on this road going through the villages of Llangyndeyrn, Crwbin, Bancffosfelen and onto Pontyberem. At the centre on the T junction turn left and then immediate right signposted Llanon. Continue on this road for approximately 1 mile and on leaving Pontyberem, after a short distance, turn right into Sylen Road. Continue on this road for approximately 0.5 mile and the track will be found on the right hand side, turn right onto the track whereby the property will be located a third of a mile of the right hand side.