



The Smallholding Centre

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SA43 1HJ

4 Bed Smallholding

£560,000



Ty Cam, Unmarked Road Pontantwn, Kidwelly, SA17 5LN

Ty Cam is a 4 bed detached Farmhouse with C 6.25 Acres of good flat / gently sloping grassland split into 3 main enclosures with two outbuildings. In the house, which has recently undergone extensive energy saving improvements which includes more insulation, 5.16kw solar pv panels, a 10.24 kw battery storage system, cavity wall insulation, air source heat pump with enlarged radiators, there is a kitchen / breakfast room, sitting room, dining room, living room, separate wc, on the first floor there are 4 double bedrooms and a family bathroom. This property is ready to move straight into and provides spacious accommodation with lots of outside space and has been well looked after by our clients.

Key Features

Smallholding With 6.25 Acres

Very Energy Efficient Property

4 Bedroom Farmhouse & Outbuildings

Land Split Into 3 Main Enclosures

Good Gently Sloping Land

Solar Panels & 10.24kw Battery Storage

Easy Access Into Carmarthen/Llanelli

Energy Rating: B

Location

Ty Cam is set slightly back from the B4309 Carmarthen to Pontyates road within 2 miles of Pontyates, is within 4 miles of the Ffos Las Racecourse and within 9 miles of Llanelli, 8 miles of Cross Hands and the A48 dual carriageway and some 7 miles to the County Town Of Carmarthen.

Ground Floor

Accommodation - Entrance via UPVC part-obscured double-glazed door into:

Fitted Kitchen / Breakfast Room - 14' 10" x 10' 10" (4.54m x 3.32m)

With 2 UPVC double-glazed windows to the front and side, a range of fitted wall and base units with granite work surfaces, 1.5 bowl sink/drain unit, glazed display unit, pan drawers, integrated dishwasher, fridge and freezer, Belling 5-ring electric cooking range with hood, feature stone wall, slate-effect ceramic tiled flooring, plenty of power points, spot-lighting, radiator.

Sitting Room - 15' 2" x 14' 2" (4.64m x 4.34m) With 2 UPVC double-glazed windows to side and rear, wood-burning stove with timber surround, TV point, radiator, door into:

Hall - With UPVC double-glazed window, UPVC door out to rear, porcelain tiled flooring.

Dining Room - 13' 11" x 7' 6" (4.25m x 2.31m) With 2 UPVC double-glazed windows, radiator.

Inner Hall - With staircase to first floor, telephone point.

Living Room - 14' 11" x 8' 5" (4.56m x 2.58m) With UPVC double-glazed window to the front, "Clearview" multi-fuel room heater, under-stairs storage cupboard, radiator, door into:

Rear Hall - With UPVC obscured part-glazed door out to rear, quarry tiled flooring, radiator.

Separate WC - With UPVC obscured double-glazed window, low level flush WC, wash hand basin, quarry tiled flooring, fully tiled walls, space and plumbing for washing machine.

First Floor

First Floor - Accessed via staircase in inner hall giving access to:

Landing - With 2 UPVC double-glazed windows to rear providing rural views over the surrounding countryside, access to loft space, airing cupboard which houses the hot water system, doors into:

Front Bedroom 1 - 14' 8" x 11' 3" (4.49m x 3.45m) With double-glazed, built-in wardrobe, with radiator.

Bathroom - 7' 10" x 6' 4" (2.41m x 1.95m) With UPVC obscured double-glazed window to rear, panelled bath with electric shower over with screen, low level flush WC, pedestal wash hand basin, laminate flooring, "Respatex" clad walls with tongue & groove ceiling, spotlighting, radiator.

Front Bedroom 2 - 14' 4" x 9' 3" (4.39m x 2.82m) With UPVC double-



Paddock 1 & Views



Ty Cam



Kitchen / Breakfast Room



Breakfast Area

glazed window to the front providing countryside views, built-in walk-in wardrobe, radiator.

Front Bedroom 3 - 15' 1" x 10' 11" (4.62m x 3.35m) With 2 UPVC double-glazed windows to the front again with countryside views, 2 built-in wardrobes, access to loft space.

Rear Bedroom 4 - 15' 3" x 10' 7" (4.67m x 3.25m) With UPVC double-glazed window to the rear providing countryside views, built-in wardrobes, radiator.

Exterior

Externally - The property is approached via a tarmac driveway from a country lane leading to a parking area with an enclosed garden to the front mainly laid to lawn. There is an outside light, water tap and a bin store.

The Outbuildings - To one side of the property there is a stone/concrete outbuilding with a tiled roof divided into two distinct sections:

Garden / Store Room - 3.53m x 2.89m (11' 7" x 9' 6") with UPVC part-obscured glazed door, UPVC obscured double-glazed window, vaulted ceiling, power connected.

Store Room - 4.52m x 2.79m (14'10" x 9' 2") With UPVC obscured part-glazed door, 2 windows, slate slab flooring, vaulted ceiling, power connected.

Garage / Implement Shed - 27' 11" x 18' 9" (8.53m x 5.74m) Of stone construction with a metal roof, sliding door to one end, power and lighting connected.

The Land - This property comes with c. 6.25 acres of land which is located to the side and rear of the house. Arranged in 3 main enclosures, the land has a separate access from the highway and is predominantly gently sloping pasture which is stock-proof fenced with a mains water supply.

There is a young fruit orchard which has been planted with 2 conference pear trees, 1 Granny Smith apple tree, 2 Coxes Orange Pippin trees, 1 Victoria Plum tree, 1 damson plum tree and a cherry tree.

We are advised by our client that TY CAM is a Registered Smallholding.

Energy Efficiency Information - This property has recently undergone significant energy efficiency improvements bringing the energy rating up to it's current level. These improvements include: 5.6KW solar panels (installed December 2023), 10.24KW storage batteries (installed January 2024), latest specification loft insulation; cavity wall insulation, air source heat pump heating system and radiators.

General Information - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), central heating via air source heat pump.



Sitting Room



Dining Room



Living Room



Rear Bedroom 4

Council tax Band: E, Carmarthenshire County Council

Please note: A public footpath crosses the land belonging to this property. Please ask the agent for further details.

Directions - From Carmarthen, take the A484 towards Kidwelly. Proceed through Cwmfrwd and then bear left on the B4309 towards Pontyates. Proceed through Bancycapel and Cloigyn and onto Pontantwn. Continue for a further 2 miles towards Pontyates and you will see major power lines/pylons crossing the road at a x-roads where you can turn right for Kidwelly/Four Roads. **TURN LEFT HERE** (away from Kidwelly/Four Roads) at these crossroads into a country lane. Proceed for 300m, past one detached house and Ty Cam is the first of the next "cluster" of houses on the right-hand side, just before a fork in the road.

What3words: ///dripping.grazed.eventful

Google Co-ordinates : 51.77915056658303, -4.233707499772581



Bedroom 4 - Other View



Bedroom 3



Family Bathroom



Bedroom 2



Bedroom 1



Close Up View ...



Garden / Store Room Building



The Land



Garage / Implement Shed



Young Orchard & Land



The Land

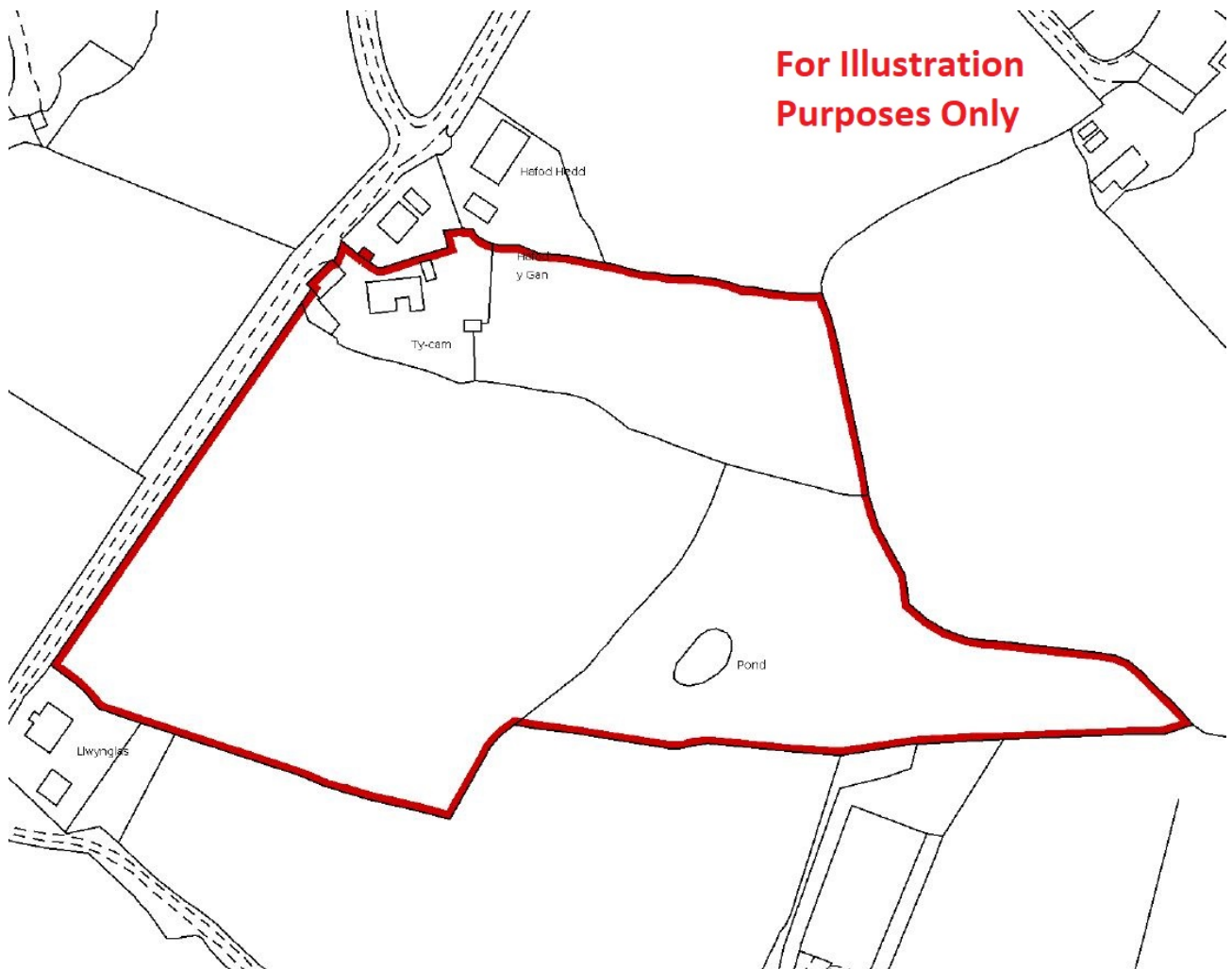


The Land



Top Paddock

Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		