



## Gwndwn Bach, Cwmduad Carmarthen, SA33 6XD

A rare opportunity to purchase land and buildings in a secluded, peaceful valley in Carmarthenshire, well off the beaten track. Gwndwn Bach comprises approximately 43 acres of mainly pasture and some woodland accessed from a no-through road in rural Carmarthenshire, with no neighbour in sight. There is a range of outbuildings, currently used for sheep and for horses, but no dwelling on the land.

- ❖ Approx 43 acres
- ❖ Range of livestock buildings
- ❖ No neighbours
- ❖ Well off the road
- ❖ Pasture and some woodland
- ❖ Located in a secluded, rural valley
- ❖ River boundary
- ❖ End of a no-through road



**£230,000**

1 Cawdor Terrace, Newcastle Emlyn  
Carmarthenshire SA38 9AS

10 High Street, Cardigan  
Ceredigion SA43 1HJ

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## Overview

Land extending to approximately 43 acres in total. Please note, there is no dwelling at the property and no permission for a residence. A phone line is connected and there is a septic tank, but there is no mains water and no mains electricity connection, although the owners have a generator on site.

## Buildings

Large Shed 5m x 11.4m of corrugated construction, housing a 3 bed static caravan (for daytime use and occasional overnight stays).



## Garage *8' 10" x 15' 5" (2.7m x 4.7m)*

On the other side of the driveway is the garage 2.7m x 4.7m of block and corrugated construction



## Further Buildings

Beyond the large shed and the garage are the rest of the buildings. First there is a livestock Shed 4.6m x 8.3m with hayloft over one end with a Lean-to store on side 4.6m x 1.8m and a Workshop 4.75m x 6.68m on the other side.



## Further Buildings

Next to this is a Lamb Shelter 6.3m x 6.28m and then on to: 2 x 12' x 12' Stables of timber construction. Opposite the lamb shelter is a: Ram Shed 5.1m x 2m and next to this, opposite the stables, is a building comprising of feed store 3.54m x 2.22m, pony stall 4.42m x 3.56m and lean-to store.



## Buildings - Another View



## Buildings - Another View



## The Land

The land is divided into a number of fields. Some are gently sloping, whereas some slope more steeply. There is an area of flatter land along the river. The land has been fenced for horses and sheep. A river runs along one boundary and through one of the fields, giving a water supply for the livestock.



## Land - Another view



## Land - Another View



## Land - Another View



## Land - Another View



## Land - Another View



## River



## River - Another view



## River - Another View



## Track



## Track - Another View



## Directions

From Carmarthen take the A484 north towards Newcastle Emlyn. After about 8.5 miles you will approach the village of Cwmdud. Shortly after seeing the village sign, there is a sharp left hand bend. As you come out of the bend, turn right into Heol y Bwt. Follow this narrow, no-through road for approximately 1.5 miles going along the valley and then starting to rise up the hill. You will come to a very sharp left hand bend. The entrance is directly ahead of you on this bend, with the name clearly visible on the gate.

## General Information

Viewings: Strictly via the agents, Houses For Sale in Wales

Services: Telephone and private drainage. No mains water and no mains electricity

Local Authority: Carmarthenshire County Council

## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

## Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

