



9 bed character property to buy

Llanpumsaint, Llanpumsaint, Carmarthen,
Carmarthenshire, SA33 6LE

£360,000 Starting Bid

 x 9  x 4  x 4

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Exceptional Views of the Carmarthenshire Countryside
- ✓ Situated on a 6.5 Acre Plot of Land
- ✓ Superb Upward Potential for a Renovation Project
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Oil**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Auction are delighted to present Y Beudy Bach to the market. A rare and exciting opportunity to acquire three buildings set on a 6.5 acre plot in the tranquil rural surroundings of the Carmarthenshire countryside.

The property includes:

One fully finished and modernised building – ready for immediate occupation.

Two additional buildings offering huge potential for development, conversion, or extended family living (subject to necessary planning consents).

A generously sized plot, offering privacy, space, and the opportunity to create a truly bespoke rural lifestyle.

The location combines the beauty and serenity of the Welsh countryside with good accessibility to local towns, amenities, and coastal attractions.

This property is ideal for those seeking:

A home with scope for income generation

Multi-generational living

A development or holiday-let project

We highly recommend taking a look at this amazing opportunity, contact the team today to arrange your viewing!

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £360,000

Property Type: Character Property

Parking: Off Street, Private

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1348.06 ft²
125.24 m²

Reduced headroom

15.8 ft²
1.47 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Contact your local branch today for more information on this property:

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