

LLANDEILO
01558 821196



Smallholding - Llannon, Llanelli



2 Bedrooms

66 acres

Reference
DMP 94

£725,000
REDUCED

Lletty, Llannon, Llanelli,
Carmarthenshire, SA14 8JQ

Lletty is a delightful smallholding/farm, in an elevated position with views over the surrounding countryside. Situated on the outskirts of Llannon it is very accessible to the M4 corridor.

Lletty

- **Delightful smallholding**
- **Range of modern and traditional farm buildings**
- **Conversion potential**
- **Oil central heating**
- **Good road access**
- **Quiet rural location**
- **66 acres**
- **Stunning views**
- **Double glazing**

Lletty is a delightful smallholding/farm, in an elevated position with views over the surrounding countryside. Situated on the outskirts of Llannon it is very accessible to the M4 corridor. The property consists of the main dwelling house with a range of traditional and modern farm buildings. The holding stands approx. 66 acres or thereabouts of mostly productive pasture with some marginal land and woodland. The farmstead stands centrally within the holding with the land behind the farmstead is mostly free draining and offers spectacular panoramic views towards the Gower coast and Carmarthen bay. The property could lend itself to a number of uses including livestock farming, equestrian or leisure. The entrance is off the country road and is private to the farmstead only.

The dwelling house is of traditional construction with roughcast external finish under a tiled roof. Double glazing (new in 2024) and oil fired central heating. There are two double bedrooms, with two reception rooms, kitchen and utility room to the rear. Services include mains electricity and mains water supply with private sewer. There is potential to convert the traditional farm building adjoining the dwelling house with the appropriate Planning Permission.

The property is situated about two mile from the village of Llannon, 6 miles from Llanelli and 15 miles from the market town of Carmarthen.

Dwelling House

Ground Floor

Front Hallway: 1.854m (max) x 1.296m (max) Leading to two reception rooms and

stairs to first floor.

Reception: 4.788m x 4.288m Multi fuel stove, radiator and views to front aspect.
Leading to kitchen.

Reception: 4.402m x 2.592m Radiator, views to front aspect.

Kitchen & dining area: 8.625m (max) x 1.821m (max) the kitchen is fitted with a range of base and wall units, bowl and a half sink with single drainer. Incorporated double oven with ceramic hob over, views to rear aspect. Leading to Utility room.

Utility room: 4.193m x 3.578m single drainer stainless steel sink with plumbing for washing machine. Oil fired central heating boiler. Loft hatch. Views to front and rear aspects. Rear entrance.

First Floor

Landing: 2.912m x 1.839m, (inc stairwell) Access to all rooms on the first floor and airing cupboard.

Bedroom: 4.576m x 2.733m (max) radiator, views to front aspect.

Bedroom: 4.586m x 3.156m radiator, views to front aspect.

Airing Cupboard: Full length to include shelving and storage.

Bathroom: 3.046m x 1.569 m, panel bath with shower over, low level WC, pedestal hand basin. Radiator, views to front aspect.

Council Tax: We are advised that the property is in Band D

EPC Rating: E

External Buildings (see plan & key)

Traditional Stone stable. 8.59 m x 4.67m: This building is of stone construction under a natural slate roof and adjoins the dwelling house. Currently with three stalls, a

range of uses could be considered including further extending the dwelling house with the appropriate Planning Permission. The second floor previously used for storage of fodder.

Storage Building: 5.88m x 5.18m Corrugated roof, walls of block and render with concrete floor and galvanised door to front.

Portal Frame Building: (Pt one) 9.890m x 8.801m (Pt two) 9.289m x 4.211m in “L shape” former sheep shed. Corrugated roof with part gravel floor and galvanised door to front. Multi use building.

General Purpose Building: 13.588m x 13.475m used for loose housing livestock and lean two to the side containing cubicles and storage. Corrugated roof with vent air sheets to side.

Hay Barn: 12.2m x 5.055: Traditional half round corrugated “dutch barn” with concrete floor and door to side.

Machinery Shed: 13.511m x 7.883m portal frame with corrugated roof and side cladding. Part concrete, part gravel floor.

Cattle byre: 12.971 x 4.701m traditional stone build under corrugated roof. Concrete floors and walls converted to pig rearing pens.

Feed store: 8.951m x 5.203m concrete block walls and concrete floor with additional pig pens.

Land (see plan)

The land is gently sloping and conveniently set out in 13 enclosures, mostly surrounding the farmstead. The views from the field behind the farmstead are truly spectacular (see plan) The land is mostly free draining with the majority being productive pasture with some marginal grassland and woodland. The fields are well fenced and suitable for a range of livestock including cattle, sheep pigs and horses.

Agent`s comments:

A rare opportunity to purchase a delightful farm/smallholding in peaceful location conveniently located just off the A476. Early viewing is recommended.

Viewing: Strictly by appointment through the Agents.

Details

Contact Us

LLANDEILO

Gelli Newydd, Llanwrda, Carmarthenshire SA19 8HD **01558 821196**

























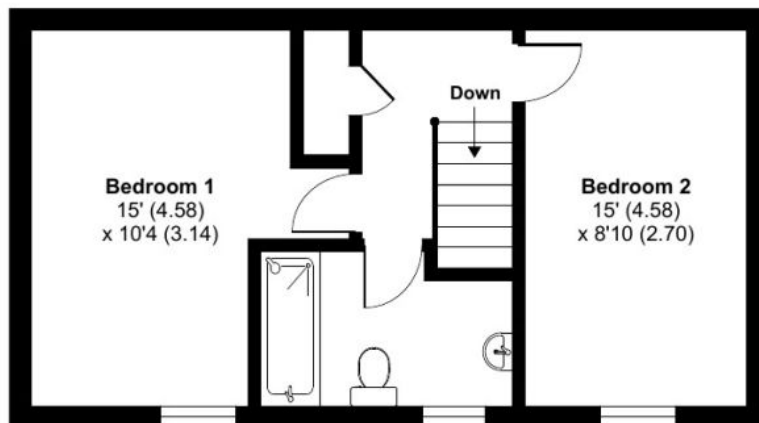




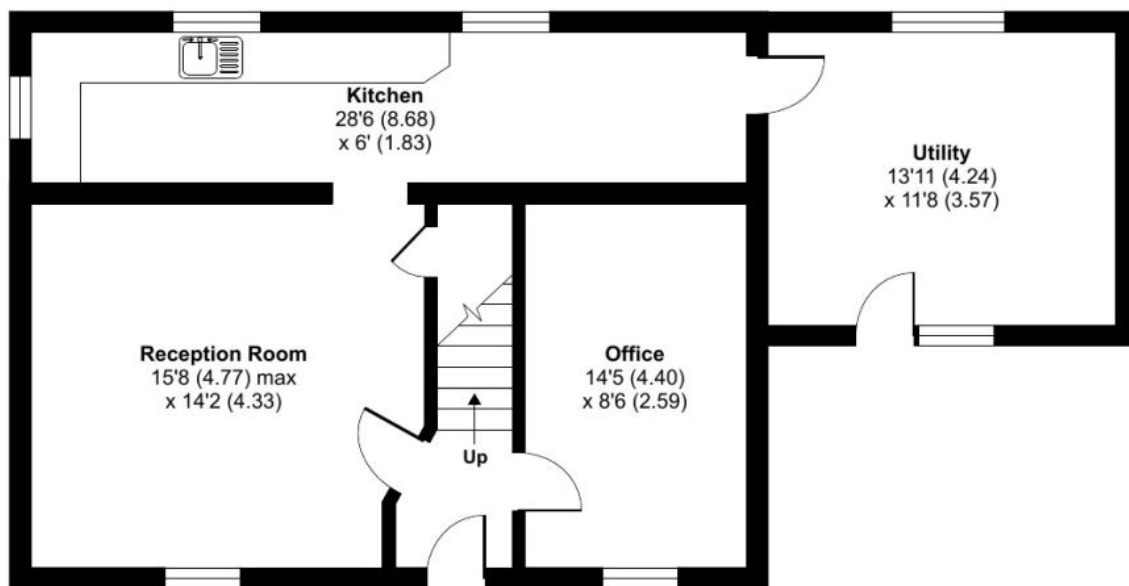
Lletty Farm, Llannon, Llanelli, SA14

Approximate Area = 1207 sq ft / 112.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nock Deighton. REF: 1471789





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	43	74
England & Wales	EU Directive 2002/91/EC	

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