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## FOR SALE

### Pencaerau Mill, Blaenycloed, Carmarthen, SA33 6HA

Swift Property Services are pleased to offer this unique opportunity to purchase a picturesque 22.81 acre small holding situated in a quiet location near the village of Blaenycloed, set in a south facing secluded sunny valley with river, stream, woodland and grassland. The property includes a detached 3 bed farmhouse, detached 4 bed single storey cottage, detached 2 bed cottage and 2 bed static caravan, all of which are let on Assured Shorthold Tenancies. In addition, there is a detached garden studio with kitchenette and bathroom overlooking the river. The gross rental income produced from the small holding equates to £20,280 pa. Located approximately eight miles from Carmarthen town centre. Chain free sale. For all viewings and enquiries contact Swift Property Services.



# £550,000

Freehold



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## DESCRIPTION / MEASUREMENTS

### Pencaerau Mill

#### Location

Pencaerau Mill is surrounded by woodland and grassland, situated within a peaceful valley with a river and stream, benefiting from a beautiful setting and ambience. The property is located near the village of Blaenycloed, 8 miles north of Carmarthen.

Carmarthen is the county town administrative centre of Carmarthenshire in south west Wales. The town is located approximately 54 miles west of Cardiff, 30 miles west of Swansea, 30 miles. Carmarthen benefits from good transport links being located on the intersection of the A40 and A48 dual carriageway. The A48 provides direct access to the M4 motorway approximately 16 miles to the south east, providing access to Swansea, Cardiff and the national motorway network

#### Description

Pencaerau Mill is home to three properties, a garden studio and a static caravan as well as 22.81 acres of land. The properties are surrounded by gardens, a river, a stream, a yard, car park and two farm buildings of which account for 2.24 acres. In addition there are 11.41 acres of grassland and 9.16 acres of woodland. Approximately half of the woodland is allocated for Broadleave tree Plantation and must be kept as such until 2045.

All three properties and the static caravan are let on Assured Shorthold Agreements (ASTs), therefore providing a rental income. All agreements are currently on a month by month periodic term, meaning to obtain vacant possession a two month notice can be issued. There is also a grazing licence in place on 11.41 of grassland which expires on 31 March 2020. The current gross annual income generated from the property equates to £20,280 per annum.

#### Electricity

There is a mains electricity supply to Pencaerau Mill House, The Cottage and Ty Hir, all of which have 2019 electrical safety certificates. There is a metered spur from The Cottage to The Caravan. There is a metered spur from Ty Hir to the Garden Studio, two farm buildings and water and sewerage pumping systems.

#### LPG Tank

The LPG tank supplies Pencaerau Mill House and The Cottage, each with a separate meter and gas safety certificate dated 15th August 2019.

#### Bottled Gas

Bottled gas is used in Ty Hir and The Garden Studio for cooking and in The Caravan for cooking and hot water. There is a gas safety certificate for Ty Hir dated 15th August 2019 and The Caravan dated 7th July 2019.

#### Solid Fuel Stoves

The solid fuel stove in Ty Hir provides central heating and hot water. All properties apart from The Garden Studio has supplementary solid fuel stoves.

#### Water

The property benefits from a private water supply, which is collected from underground and gravity fed into a collecting tank at the lowest point of the property. The water is treated with ultraviolet and the Ph level is adjusted before being pumped up the hill to a reservoir above the dwellings. Four separate pipes gravity feed water to Pencaerau Mill House, The Cottage, Ty Hir and The Caravan. There are two spurs from the Ty Hir feed to The Garden Studio and two farm buildings. Water quality is serviced

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annually and monitored regularly by the Council.

## Sewerage

The property benefits from a private sewerage, which sees waste pipes from Pencaerau Mill House, The Cottage, Ty Hir, The Caravan and The Garden Studio meeting at a manhole which leads to an Aerobic Digester. Air is pumped from a nearby compressor to allow good bacteria to thrive and transform the waste. The cleaned material flows to an outfall tank and is pumped to a soak away above the woods. The system is serviced regularly.

## Tenancy Schedule:

Property	Term	Rent (pcm)	Rent (pa)
Pencaerau Mill House	Monthly periodic	£495	£5,940
The Cottage	Monthly periodic	£450	£5,400
Ty Hir	Monthly periodic	£385	£4,620
The Caravan	Monthly periodic	£290	£3,480
Grazing Land (11.41 acres)	11 months. Expires 31 March 2020 and to continue as monthly term	£70	£840
<b>Total (gross)</b>		<b>£1,690</b>	<b>£20,280</b>

## Pencaerau Mill House, Pencaerau Mill, Blaenycloed, SA33 6HA

### Description

Three bedroom detached character property of stone construction, set over two floors. Comprised of living room, kitchen/dining room, utility room, bathroom and bedroom on ground floor and a further two bedrooms on first floor. LPG heating, with wood burning stove in dining room. Part double glazed.

Entrance Hallway: 2.13m x 1.39m

Accessed via part glazed wooden door. Tiled flooring. Doors leading to living room and kitchen/dining room.

Living Room :6.0m x 4.28m (max)

Skimmed ceilings, 3 x wood effect uPvc double glazed windows. Carpeted floor. Radiator, Wooden door to hallway.

Kitchen/Dining Room: 3.37 x 8.3m

Kitchen area with a range of base level units, shelving and gas cooker. Quarry tiled floor. Tongue and groove ceiling. Two sash windows to fore. Step to seating area with wood burning stove. Staircase to bedroom. Doors to utility room and entrance hallway.

Utility Room : 2.69m x 1.51m

Plumbing for washing machine. LPG boiler, single glazed window to rear, Quarry tiled flooring, internal doors to bath and kitchen/dining room. External wooden door to rear garden.

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Bathroom : 2.53m x 2.84m

Shower over bath, wc, wash basin, part tiled wall, tiled flooring, two single glazed wooden windows. Wooden door to utility.

Bedroom 1: 3.61m x 3.63m

Single glazed window to rear, carpeted floor, wooden beams, radiator, door to kitchen/dining room.

Bedroom 2: 3.47m x 8.36m

Slopped Ceilings, exposed beams, single glazed wooden sash window to fore, carpeted flooring, door to Bedroom 3, staircase down to kitchen/dining room.

Bedroom 3: 3.48m x 4.38m

Double glazed wood effect Upvc window, sloped ceilings, carpeted floor, Door to Bedroom 2.

Externally

Enclosed ,rear, lawned garden with side access. Wooden shed. External door to Utility. Gate leading down to stream and further grounds.

Services

Mains electricity, private water and sewerage. Council tax band E.

Tenancy Agreement

Let on a monthly periodic AST at £495 pcm.



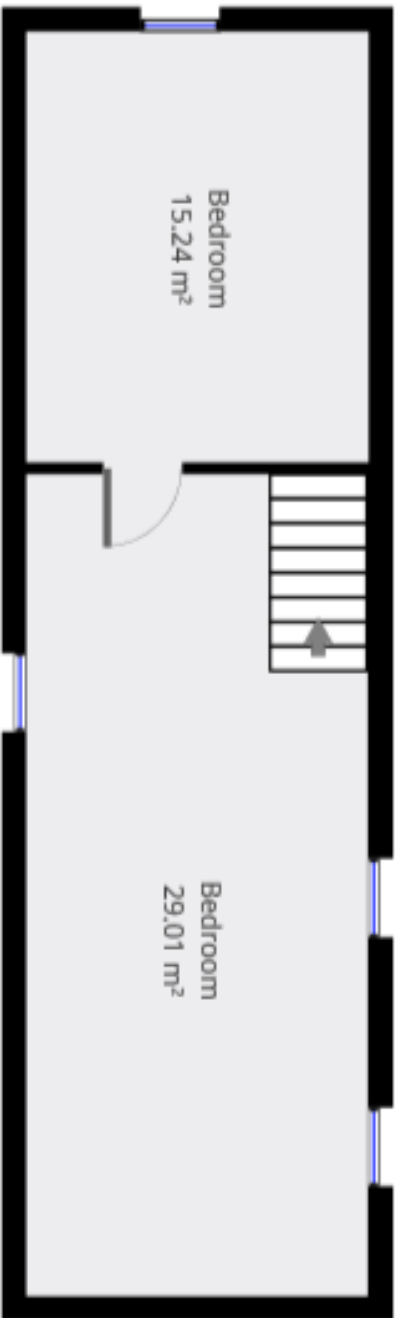


# Pencaerau Mill House Floorplan

Ground Floor



1st Floor



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# Energy Performance Certificate



**The House, Pencaurau Mill, Blaenycloed, CARMARTHEN, SA33 6HA**

**Dwelling type:** Detached house      **Reference number:** 8848-7029-2079-9545-9992  
**Date of assessment:** 15 November 2018      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 November 2018      **Total floor area:** 116 m<sup>2</sup>

## Use this document to:

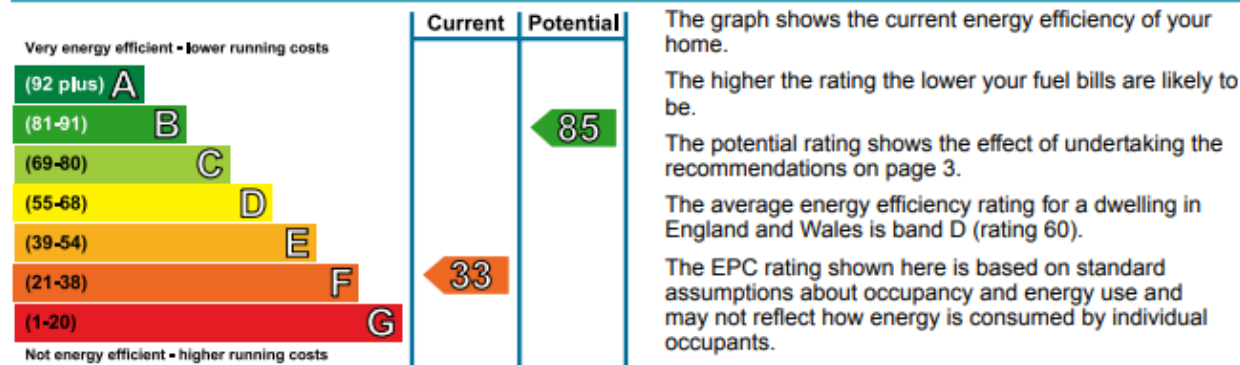
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,977</b>
<b>Over 3 years you could save</b>	<b>£ 2,010</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 222 over 3 years	
Heating	£ 4,266 over 3 years	£ 2,421 over 3 years	
Hot Water	£ 492 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 4,977</b>	<b>£ 2,967</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 336
2 Room-in-roof insulation	£1,500 - £2,700	£ 561
3 Cavity wall insulation	£500 - £1,500	£ 132

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



## The Cottage, Pencaerau Mill, Blaenycloed, SA33 6HA

### Description

Two bedroom detached cottage of stone construction, set over two floors. Comprised of kitchen, living/dining room, conservatory and bathroom on ground floor and two bedrooms on first floor. LPG heating, with wood burning stove in living room and conservatory. Part double glazed.

Entrance Hallway: 0.83m x 3.75m

With doors to the living room, bathroom and stairs leading to bedrooms.

Living/Dining Room :3.15m x 7.53m

Large living/dining room with windows to side elevation, 2 x radiators, solid fuel stove, fitted carpet.

Kitchen: 1.87m x 3.51m

Kitchen with wall and base units, sink/drain, freestanding electric oven and hob, windows to side elevation, outer door, tiled floor, Logic Ideal combi boiler.

Conservatory: 3.5m x 2.54m

Double glazed conservatory with perspex roof, solid fuel stove.

Bathroom: 1.04m x 2.79m

Shower cubicle, WC and wash hand basin. Window to side elevation, tiled walls.

Bedroom 1: 3.86m x 3.58m

Window to front and velux window to side, fitted carpet.

Bedroom 2: 3.87m x 3.48m

Window to rear and velux window to side, fitted carpet.

### Externally

Enclosed garden to front and garden to rear. Communal parking.

### Services

Mains electricity, private water and sewerage. Council tax band D.

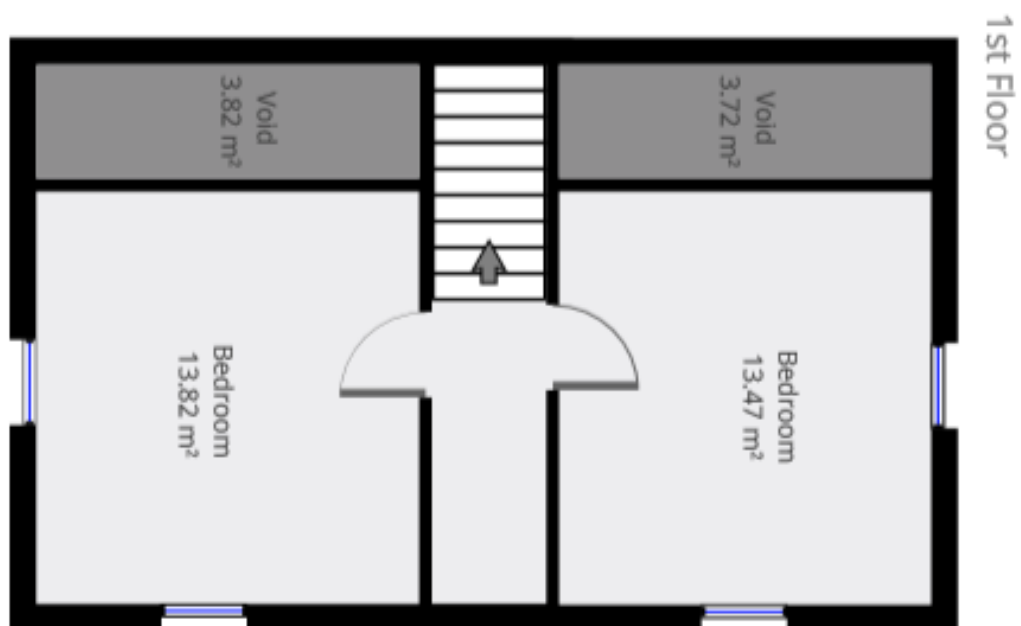
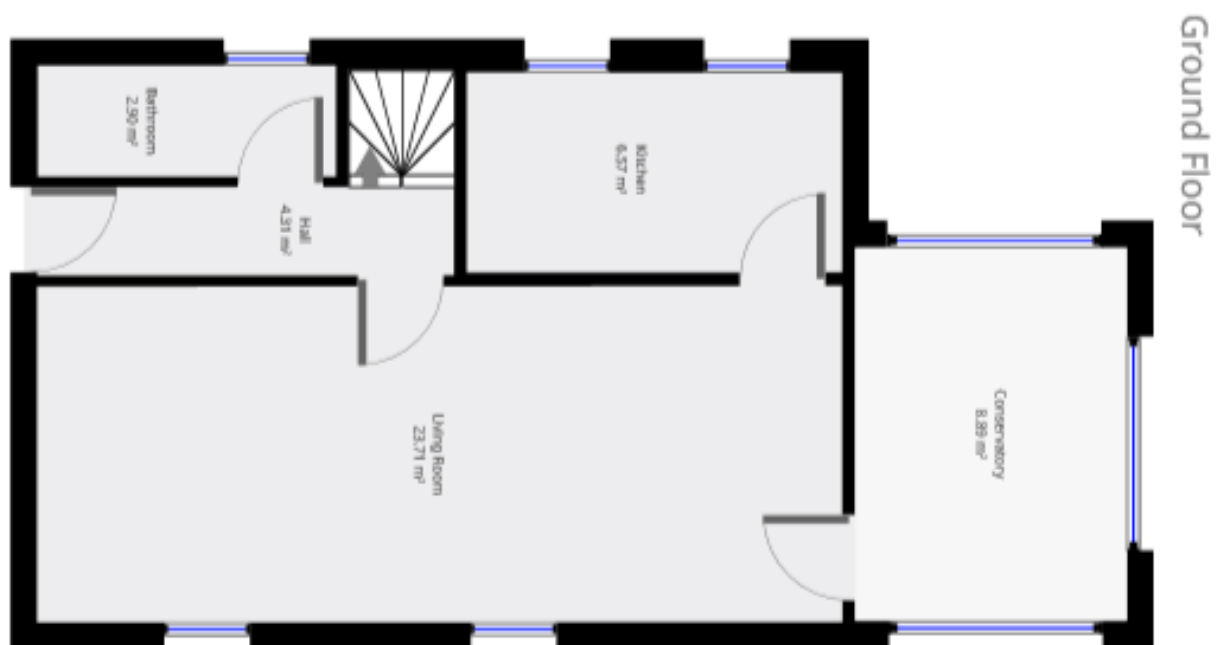
### Tenancy Agreement

Let on a monthly periodic AST at £450 pcm.





# The Cottage Floorplan



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# Energy Performance Certificate



**The Cottage, Pencaerau Mill, Blaenycloed, CARMARTHEN, SA33 6HA**

**Dwelling type:** Detached house      **Reference number:** 8424-7026-2370-5523-1922  
**Date of assessment:** 27 June 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 29 June 2014      **Total floor area:** 78 m<sup>2</sup>

## Use this document to:

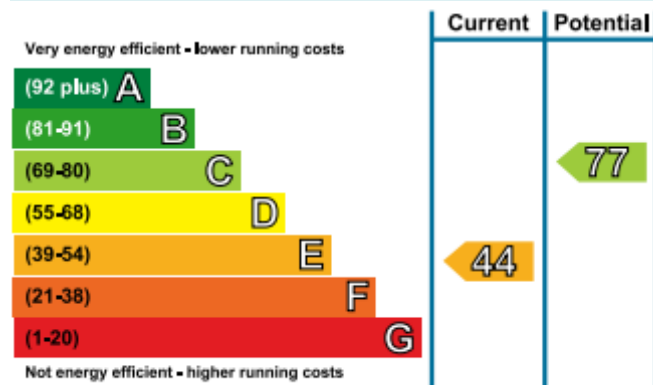
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,071</b>
<b>Over 3 years you could save</b>	<b>£ 1,386</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 3,300 over 3 years	£ 2,127 over 3 years	
Hot Water	£ 612 over 3 years	£ 399 over 3 years	
<b>Totals</b>	<b>£ 4,071</b>	<b>£ 2,685</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 501
2 Floor Insulation	£800 - £1,200	£ 285
3 Draught proofing	£80 - £120	£ 42

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## Ty Hir, Pencaerau Mill, Blaenycod, SA33 6HA

### Description

Four bedroom detached cottage of stone construction, set over a single storey. Comprised of timber framed porch, kitchen/diner, living room, four bedrooms and bathroom on ground floor. Central heating and hot water provided by solid fuel stove in living room and bottled LPG used for cooking. Mix of double and single glazed windows.

Porch: 1.73m x 3.5m

Timber frame with door to the kitchen.

Kitchen/Diner: 3.21m x 3.51m

Kitchen with wall and base units, sink/drain, freestanding gas oven and hob, window to side elevation, radiator, access to loft, tiled floor.

Living Room :4.61m x 3.42m

Living room with windows to front elevation, solid fuel stove, laminate flooring and access to loft.

Bathroom: 1.78m x 3.55m

Electric shower over bath, WC and wash hand basin. Window to side elevation, lino flooring and hot water tank.

Bedroom 1: 3.35m x 2.11m

Window to front elevation, radiator, laminate flooring.

Bedroom 2: 3.35m x 2.11m

Window to front elevation, radiator

Bedroom 3: 2.81m x 4.23m

French single window to front elevation, window to side elevation, radiator, fitted carpet.

Bedroom 4: 1.7m x 3.28m

Window to side elevation, radiator, fitted carpet.

### Externally

Timber frame summerhouse, wood store, gardens to front and side. Communal parking.

### Services

Mains electricity, private water and sewerage. Council tax band C.

### Tenancy Agreement

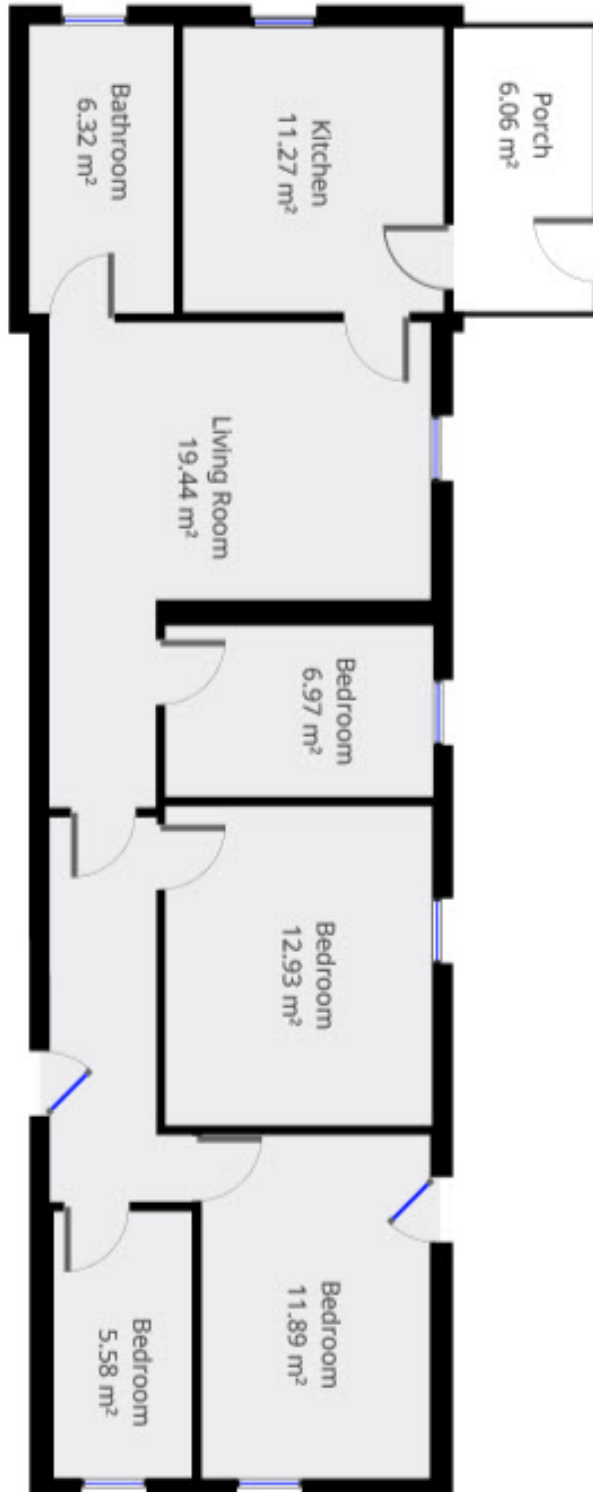
Let on a monthly periodic AST at £385 pcm.





# Ty Hir Floorplan

## Ground Floor



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# Energy Performance Certificate



## Ty Hir Pencaurau Mill, Blaenycoed, CARMARTHEN, SA33 6HA

<b>Dwelling type:</b>	Detached bungalow	<b>Reference number:</b>	0148-9009-7283-2454-0920
<b>Date of assessment:</b>	04 July 2014	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	07 July 2014	<b>Total floor area:</b>	83 m <sup>2</sup>

### Use this document to:

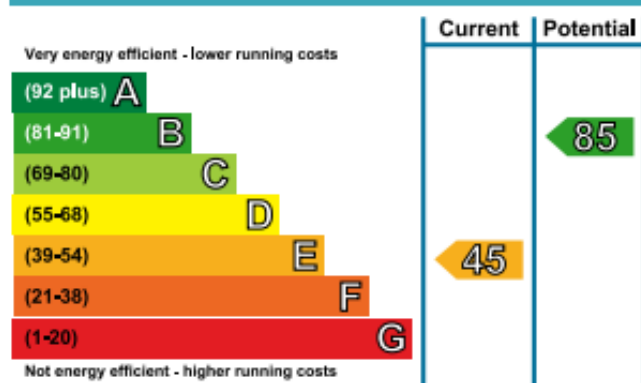
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,924</b>
<b>Over 3 years you could save</b>	<b>£ 1,896</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 3,162 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 609 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 3,924</b>	<b>£ 2,028</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,554
2 Floor Insulation	£800 - £1,200	£ 90
3 Solar water heating	£4,000 - £6,000	£ 252

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



## The Caravan, Pencaerau Mill, Blaenycloed, SA33 6HA

### Description

Two bedroom caravan, comprised of kitchen, living room, two bedrooms and bathroom. Solid fuel stove in living room, LPG bottles used for cooking and hot water and electric heaters.

### Externally

The Caravan benefits from a garden with views of the river and communal parking.

### Services

Mains electricity, private water and sewerage. Council tax band A.

### Tenancy Agreement

Let on a monthly periodic AST at £290 pcm.



## The Garden Studio, Pencaerau Mill, Blaenycloed, SA33 6HA

### Description

Timber frame garden studio, built in 2014, comprising of a living room/bedroom, kitchenette and bathroom. Portable electric heating and bottled LPG used for cooking. Double glazed throughout.

Living room /bedroom: 3.22m x 4.3m

Accessed via double glazed patio doors, Double glazed wood effect uPvc windows to fore and side. Wood flooring. Skimmed Ceilings. Telephone connection. Wooden doors to Kitchenette and shower room.

Kitchenette: 1.37m x 1.22m

Base and eye level units, uPvc double glazed window to fore, Sink, mixer taps and drainer. Door to living room.

Shower room 1.67m x 1.31m

Walk in shower, sliding door, wash basin, wc, lino flooring, door to living room.

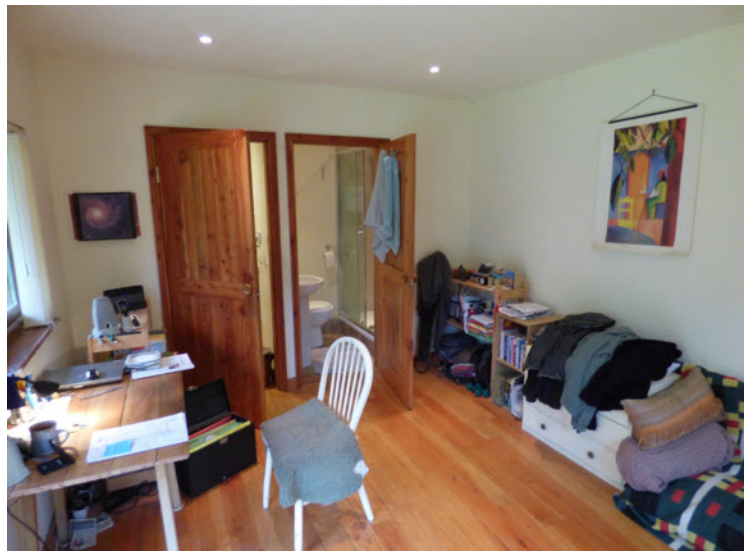
Externally

External store to side of studio, garden to front. Communal parking.

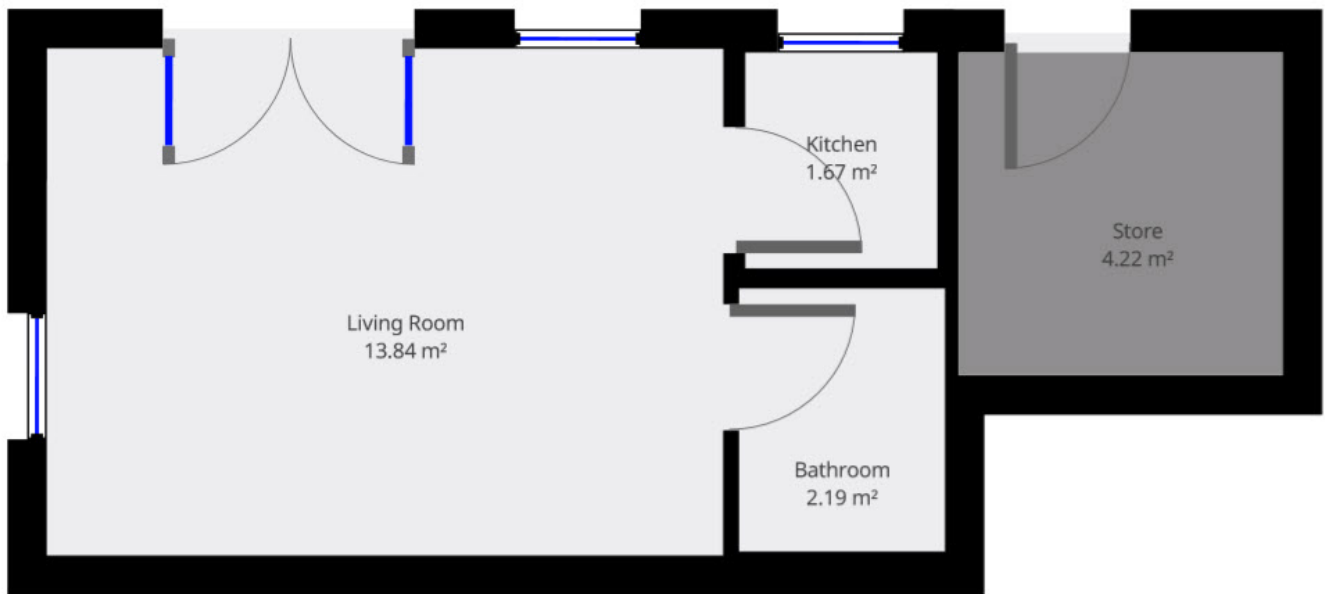
Services

Mains electricity, private water and sewerage.





Ground Floor



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## Land @ Pencaerau Mill, Blaenycloed, SA33 6HA

Pencaerau Mill benefits from gardens, a river, a stream, a yard, car park and two farm buildings of which account for 2.24 acres.



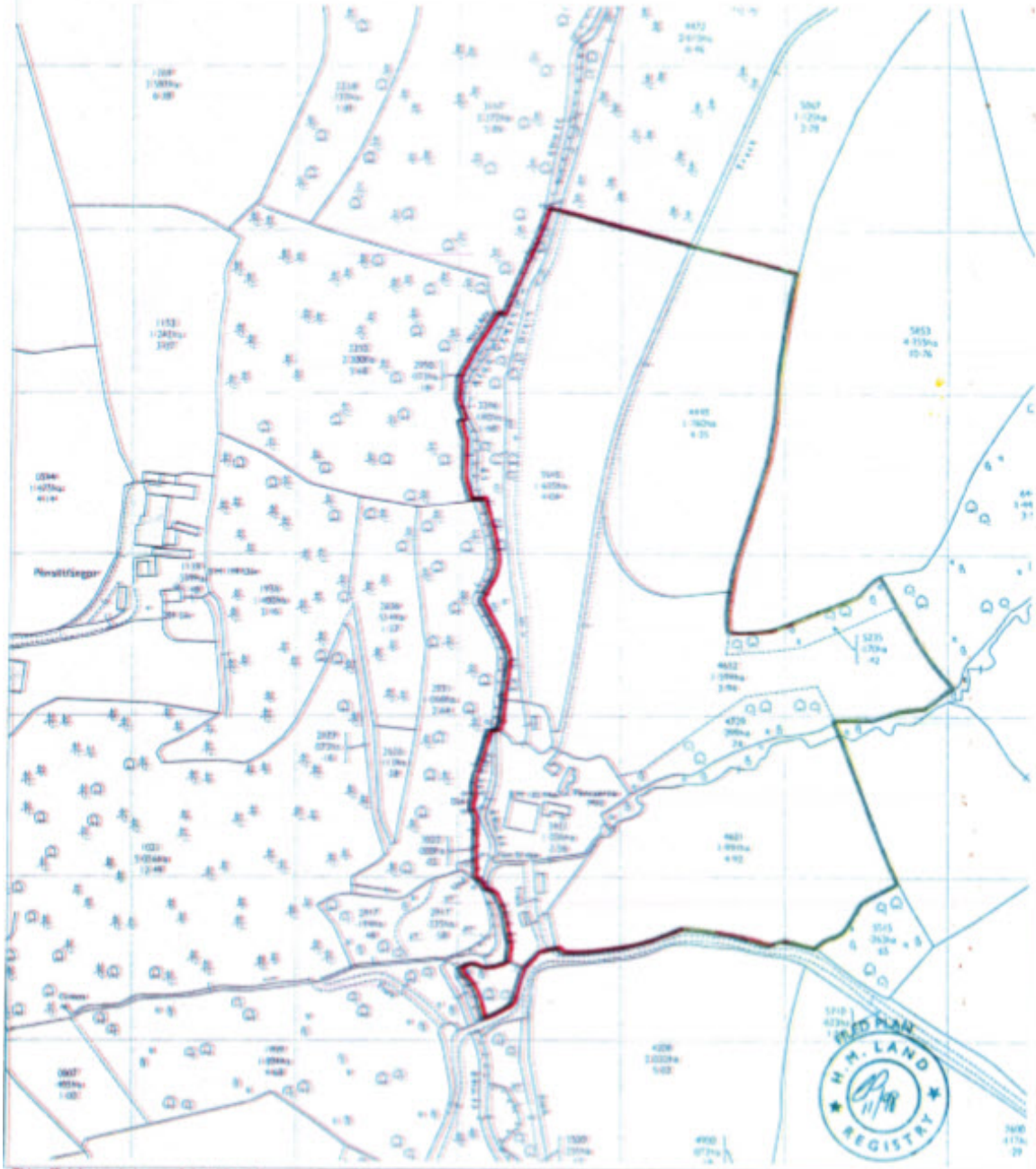
## Land @ Pencaerau Mill, Blaenycloed, SA33 6HA

Pencaerau Mill benefits from 11.41 acres of sloping grassland, which includes vehicle access tracks, a ford and a pond. The land is currently used as grazing land for sheep. In addition there are 9.16 acres of woodland, including both ancient and new. The new woodland includes an broadleaf tree plantation which the current owner has received grants for. This land must be used to grow trees until circa 2045.





<b>H.M. LAND REGISTRY</b>		TITLE NUMBER <b>WA 878962</b>
ORDNANCE SURVEY PLAN REFERENCE	SN43327	Scale 1/2500
ADMINISTRATIVE AREA	CARMARTHENSHIRE/SIR GAERFYRDDIN	© Crown Copyright



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