



GILFACH DDOFN FARM

EFAILWEN | CLYNDERWEN | NARBERTH | PEMBROKESHIRE





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GILFACH DDOFN FARM OFFERS A SUPERB DAIRY/LIVESTOCK HOLDING, WELL LOCATED ON THE PEMBROKESHIRE/CARMARTHENSHIRE BORDER, AND SITUATED WITHIN THE EXCELLENT GRASS PRODUCING AREA OF THE CLEDDAU VALLEY. THE FARM IS VERY ACCESSIBLE TO THE MAIN ROAD NETWORKS, BEING SERVED BY A GOOD COUNCIL LANE, A SHORT DISTANCE FROM THE A478 AT GLANDY CROSS/EFAILWEN.

A fantastic grassland farm comprising of 3 bedroom farmhouse (with potential for further extension) along with two traditional stone barns, extensive range of modern agricultural buildings, existing dairy equipment/infrastructure, good concrete yard and a ring fenced block of productive fodder & grazing grassland, extending in total to around 92 acres.

- Excellent location on Pembrokeshire/Carmarthenshire Border within beautiful countryside •
- Very accessible with easy access along lane a short distance to A478 at Glandy Cross/Efailwen •
 - Close to hamlets of Efailwen & Llandissilio and village of Clynderwen •
- Three Bedroom Farmhouse (currently temporarily divided into two for multi-generation living) •
- Farmhouse accommodation comprises Utility Room, double Kitchens, Dining Room, double Sitting Rooms, Conservatory •
 - Three bedrooms (1 en-suite bath/shower room) & Bathroom on first floor •
- Potential for refurbishment & extension to suit Purchasers own requirements • Enclosed garden • EPC Rating E •
- Traditional stone barns with excellent potential for conversion (subject to obtaining the necessary consents) •
 - General purpose steel framed open fronted stable building with grazing paddocks •
 - Extensive collection of modern agricultural buildings around good concrete yard •
- Existing dairy system infrastructure including 20/10 parlour, bulk tank, cubicle building & slurry storage system •
 - Offers excellent livestock Holding for beef & sheep enterprises •
- Ring fenced block of fodder and grazing grassland forming productive leys/grazing pasture – farmed to a high standard •
 - Good tracks, gates & mains water drinking stations to fields • In all approximately 92 acres •

Services: Mains electricity | Mains water connected to farmhouse, buildings & land

Oil fired twin Rayburn's & central heating | Wood burners | Foul drainage to Septic Tank | Telephone & Broadband connected

Llandeussant 3.0 mile • Efailwen 1.2 miles • Clynderwen 5.0 miles • Narberth 9.0 miles • St Clears 17 miles • Haverfordwest 18 miles • Carmarthen 26 miles

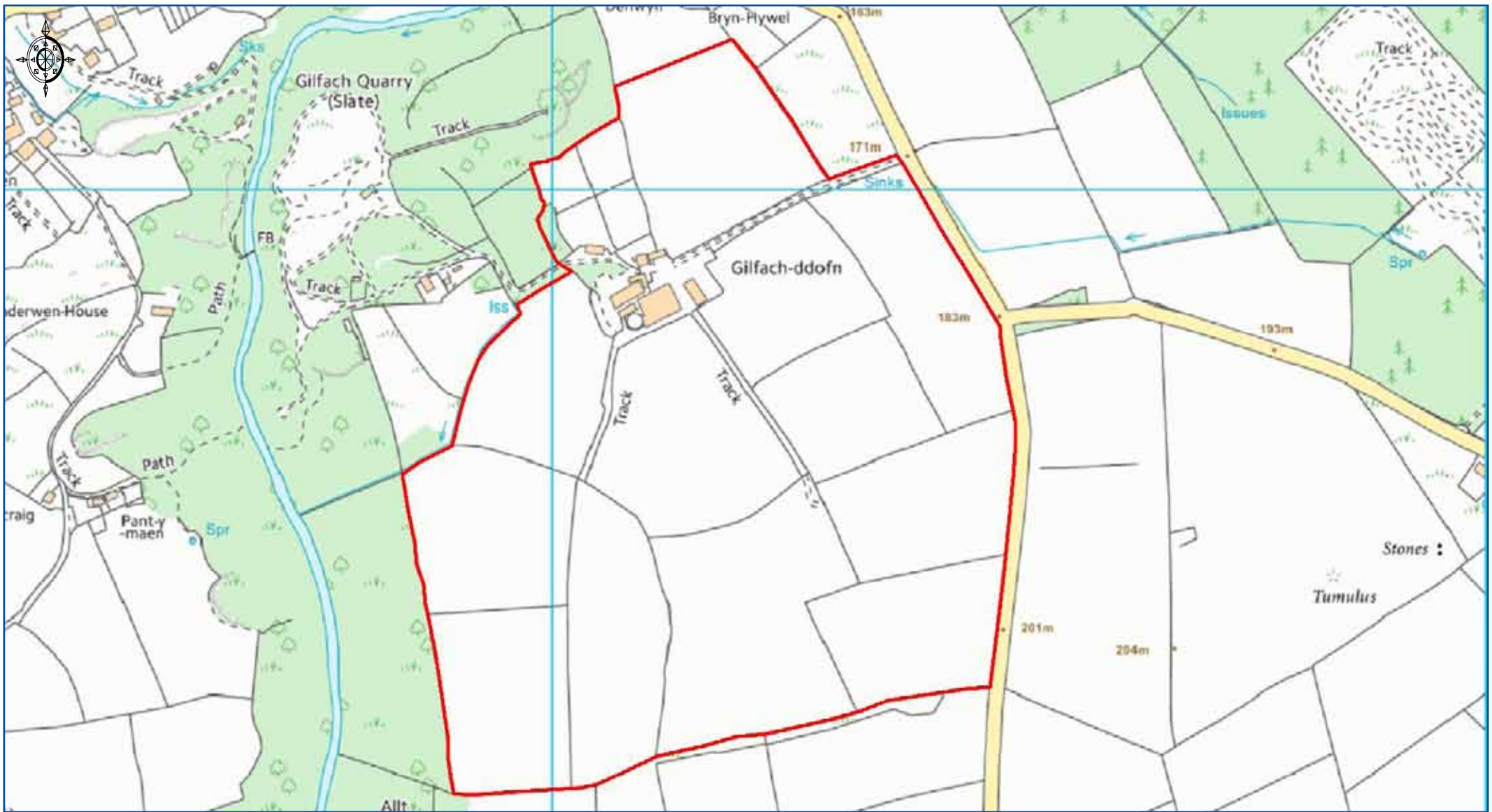
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