

Ref: 0bry23

Bryntowy Lodge, Llansadwrn, Carmarthenshire, SA19 8LG

**Spacious 3 Bedroom Residence with Circa 3 Acres of Pasture Land, (to be confirmed), with superb panoramic views across the Towy Valley countryside to the Black Mountain. Desirable edge of village location within easy reach of villages and towns.**

A40 access 1 mile, Llangadog 2.5 miles, Llandovery 5 miles, Llandeilo 7 miles, Carmarthen /A4 M4 link 21 miles



Situated at the edge of a delightful country village, this attractive, individually designed and well-presented single storey residence is believed to have been built in 1989 and has pebbledash rendered elevations, under a tiled roof. We are informed the residence benefits from cavity wall insulation. It has uPVC double glazed windows and oil-fired central heating.

**Accommodation:** Rear Porch, Boot/Utility Room, Kitchen, Lounge/Dining Room opening into a conservatory. Principle Bedroom with En Suite Shower Room, 2 further Double Bedrooms, (one of which opens into a further conservatory area), and Family Bathroom. There is a Detached Garage to one side of the residence with integral rear Workshop/Store and Utility/Boiler Room.

**Externally:** We are informed that the whole property extends to approximately 3 Acres, to include the buildings, gardens and level pasture paddock. Within the grounds there is a timber stable. The panoramic views are glorious, reaching far across the Towy Valley to Garn Goch hill fort and the Black Mountain in the Brecon Beacons National Park.

**Location:** The village of Llansadwrn has a public house, primary school, medieval church and listed chapel, and stands amidst picturesque countryside yet is within a few minutes' drive of the A40 south-west Wales trunk road and the A482 to Lampeter and the west coast. The area is ideal for outdoor enthusiasts with local opportunities for walking, fishing, horse riding, bird watching (including red kites), mountain biking, etc. The village of Llangadog is only 2.5 miles away and has a post office, convenience store, butchers, doctor's surgery, a church, pubs and agricultural /animal feed merchants and village hall. The market towns of Llandovery and Llandeilo are 5 and 7 miles away, providing essential amenities and secondary education (including a public school in Llandovery). Carmarthen is 21 miles distant with good shopping, general hospital and main line railway station.

**Price: £499,500**

## THE ACCOMMODATION:

The residence has oil fired central heating, uPVC double glazed windows, (a mix of leaded windows predominantly to the front, and plain more recently installed windows to the rear and side, which enjoy wonderful far reaching views across the Towy Valley countryside to the Black Mountain).

<b>REAR ENTRANCE PORCH:</b>	7'1" x 3'1". Half glazed entrance door and window panels on two sides. Fully glazed door leading into the Boot/Utility Room.
<b>BOOT /UTILITY ROOM:</b>	14'5" x 7'. Range of base units with stainless steel sink with single drainer and mixer tap, tiled splashbacks, work surface with space below and plumbing for a washing machine and tumble dryer, storage and larder cupboards, door through to the Kitchen and door leading into the Lounge/Dining Room.
<b>KITCHEN:</b>	13'8" x 9'10". Range of fitted wall and base units, four-ring ceramic hob with extractor hood above, 1½ bowl composite sink unit with single drainer and mixer tap, tiled splashbacks, window to the rear aspect overlooking the paddocks and the amazing countryside views, built-in eye-level double oven and grill. Space for a fridge/freezer. Door into the Dining Room.
<b>LOUNGE/DINING ROOM:</b>	16'5" x 13'9" (excluding bay). Fireplace, (currently unused but could be re-instated), with timber mantel and surround on a marble hearth with display shelves either side. Parquet flooring with central carpeted area, dual aspect with window to the side and spacious bay window to the rear taking advantage of the beautiful views, glass-panelled door into the Hallway.
<b>HALLWAY</b>	34'5" x 5'10". Access to the insulated loft, a window at either end, large airing cupboard with hot water cylinder and ample storage space, window to the side, doors off to:-
<b>SITTING ROOM:</b>	16'5" x 13'8" (excluding bay). Fireplace housing a multi-fuel stove, timber mantel and slate hearth. Large bay window to the front aspect, glass panelled door to the Hallway, and wide archway into the Conservatory.
<b>CONSERVATORY:</b>	10' x 7' max. Semi-circular uPVC conservatory with fully glazed external door to the terrace, windows all around enjoying the wonderful countryside panoramic views.
<b>FAMILY BATHROOM:</b>	8'4 x 5'10". White suite comprising bath with shower over, pedestal wash hand basin and close coupled W.C., partially tiled walls, heated towel rail, extractor fan, opaque glass window to the side aspect. Wood effect flooring.
<b>PRINCIPLE BEDROOM :</b>	13'9" x 9', (excluding bay). Large bay window to the front aspect, door into the En Suite Shower Room.
<b>EN SUITE SHOWER ROOM:</b>	12'6" x 6'8". White suite comprising large fully tiled shower enclosure, pedestal wash hand basin and close coupled W.C., Partially tiled walls, extractor fan, window to the front aspect. Wood effect flooring. Further door to the hallway.
<b>BEDROOM 2:</b>	13'10" x 10'. Dual aspect with window to the front and window to the side.
<b>BEDROOM 3:</b>	13'8" x 9'. Currently used as a dining room. Window to the rear aspect enjoying wonderful views, door through to the Kitchen, glass panelled door into the Hallway and wide archway into a Conservatory Area.
<b>CONSERVATORY AREA:</b>	10' x 8' max. Semi-circular uPVC conservatory with fully glazed leaded external door to the rear side garden area and full-height leaded window panels all around.



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

### Energy Performance Figures

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **EXTERNALLY:**

### **THE APPROACH:**

The property is approached off a country lane that leads into Llansadwrn village, and has a wide brick paved and gravelled driveway leading to the garage, with ample parking and turning space.

The drive and garage area are to one side of the property, being divided from the house and gardens by a low curving wall with double pedestrian entrance gates and pathway leading to the residence.

### **DETACHED GARAGE with WORKSHOP / BOILER/UTILITY AREA:**

#### **Garage:**

18'3" deep x 12'2" wide. Block built with pebbledash rendered elevations and a tiled roof in keeping with the residence, electric automatic up-and-over door. Door at the rear leading into the Workshop.

#### **Workshop:**

9'5" x 9'2". With door off to a utility area and fully glazed French doors with window panels either side leading out to the rear garden.

#### **Boiler/Utility:**

Wash hand basin. Plumbing for a washing machine. Oil-fired boiler serving the central heating and hot water system. (Boiler replaced 2020).

The building has power, lighting and plumbing connected. It would be possible to re-instate a W.C. if required.

### **GROUNDS & LAND:**

We are informed that the whole property amounts to approximately 3 Acres overall, including the buildings, grounds, gardens and pasture paddock.

The gardens are a delight with an easy to maintain large gravelled area to the front and side. There is a terrace at the rear, extending to the conservatories at both ends of the bungalow, and a lawned garden with various well stocked borders. To one side is a timber garden shed.

A vehicular gateway leads into the adjacent pasture field which is predominantly level and is currently configured as one enclosure.

### **DETACHED TIMBER STABLE:**

11'6" x 10'. Located to the rear and to one side of the gardens there is a detached timber stable.

### **SERVICES:**

We understand that the property is connected to mains water and mains electricity, and has a private septic tank drainage system. The property has oil-fired central heating (We understand a new boiler was installed in 2020). Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

### **COUNCIL TAX:**

We are informed that the property is within Council Tax Band F, (Carmarthenshire County Council).

### **FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

### **TENURE & POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**

**Only by prior appointment with the Sole Selling Agents –  
PROFILE HOMES  
Tel: 01550 777790  
Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
Website: [www.profilehomes.com](http://www.profilehomes.com)**

**THE LOCATION:**

**Road travel:** Access to the **A40** trunk road is 1 mile away, providing a route across south-west Wales and to England. Access to the **A482** road is a 1 miles distant, a convenient route to Lampeter and Aberaeron on the Cardigan Bay coast. The **M4 Motorway** can be joined 19 miles to the south at Pont Abraham.

**Llansadwrn** has a village pub, primary school, an ancient church dedicated to Saint Sadwrn and a Grade II\* listed Baptist chapel. The community enjoys a lovely situation amidst rolling green countryside rich in wildlife, with views across the picturesque Towy river valley to the beautiful upland landscapes of the Black Mountain beyond. There is a good road network with easy access to market towns, attractions, and the coast.

**Llanwrda** village is 1 mile easterly, standing near the junction of the A40 and A482 roads, with a convenience store/post office, a primary school, public house, and village hall. Llanwrda's small railway station is about ½ mile past the village, on the scenic Heart of Wales line that runs from Swansea to Shrewsbury over 121 miles through beautiful countryside.

**Llangadog**, an old drovers' and market village, is 2.5 miles south-easterly, with good local amenities including primary school, general convenience store/post office, butcher's shop, doctor's surgery, pubs with restaurants, St. Cadog's church, and small Heart of Wales railway station.

**Brecon Beacons National Park** lies to the south and east – beyond Llangadog, Llandovery and Llandeilo (the perimeter is about 5 miles away). The Park extends eastwards to Hay-on-Wye, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and the Black Mountains Range to the east. The scenery is spectacular with diverse countryside including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car, and is a haven for wildlife. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

**Llandovery** is 5 miles north-east of the property in the upper Towy valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, main post office, banks, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary schools, bus service, and a railway station on the Heart of Wales country line. The town has a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well known public school (Llandovery College).

**Bethlehem** village is 6 miles south, whose small post office becomes unusually busy at Christmas-time for obtaining that certain special postmark. Bethlehem is also home to the remains of one of the largest Iron Age stone-built hill forts in Wales at **Garn Goch**, a hill behind the village rising to about 700 feet above sea level, providing excellent hill walking and riding opportunities and wonderful views.

**Llandeilo** is 7 miles south-westerly, off the A40, a small town at the fringe of the Black Mountain, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, primary and secondary schools, churches, and railway station (Heart of Wales line). The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13<sup>th</sup> Century, the church and town being named after the 6<sup>th</sup> Century St. Teilo. Standing in an elevated situation on the banks of the River Towy, the town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18<sup>th</sup> Century as a market town and banking centre for cattle drovers. The town retains its old world charm, with narrow streets, historic Georgian buildings, and a delightful old stone single-span bridge over the Towy, built in 1848.



**Carmarthen** on the meandering Towy is 21 miles south-westerly, the ancient county town and commercial centre, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Monsoon, Curry's, Tesco, Argos, etc., and there is a Next and a Multi-screen Cinema, along with pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, West Wales General Hospital, heritage centre, and county museum. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48/M4-Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river. Carmarthen's 18-hole Golf Course is a few miles north of town. Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show.

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**NOTES:**      **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

## **PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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