

ID REF: 0612

Roman Heights, Llanfair Hill, Llandovery, Carmarthenshire

**Modern Executive Residence with Capacious Accommodation on Three Floors.  
7 Bedrooms, 3 En Suites and Family Bathroom, 3 Reception Rooms, large Grounds,  
Desirable Situation in a Select Residential Area at the edge of Llandovery**  
Llandeilo 12½ miles, Lampeter 21 miles, Brecon 21½ miles, Carmarthen 27 miles, M4 25½ miles.



This substantial property was built in March 2002 of the usual modern construction materials with a tiled roof and part rendered elevations, wood-effect uPVC double glazing and mains gas-fired central heating with underfloor heating to the ground floor. The spacious, very well presented accommodation comprises in brief:-

**Second Floor:** Large Bedroom Suite with new En Suite Luxury Shower Room, large Office (ideal extra bedroom). **First Floor:** Master Bedroom with En Suite Bathroom with Jacuzzi bath, Guest Bedroom with En Suite Shower Room, 3 further Double Bedrooms, Single Bedroom, Family Bathroom. **Ground Floor:** Lounge, Dining Room, Kitchen, Breakfast Room, Utility Room, Laundry Room, Cloakroom. **Externally:** Integral Garage, spacious forecourt, large garden and further grounds to the rear.

The property is part of a small residential community at Llanfair Hill on the northern side of Llandovery, with lovely views across the town and surrounding countryside. The fine old Church of St. Mary on the Hill is nearby, whose tower is a local landmark. In earlier times, the Romans established the fort and settlement of Alabum on this small hill (probably during the 1<sup>st</sup> Century) and some faint earthwork remains can be seen around the church, which also has some Roman tiles within its walls as well as medieval features, a barrel-vaulted chancel and a tie-beam roof. William Williams (Pantycelyn), the famous Welsh hymn writer, is buried in the churchyard. The small, attractive market town of Llandovery provides all essential amenities including individual shops, a supermarket, post office, banks, pubs with restaurants, primary and secondary schools, doctor's surgery and small hospital, as well as a swimming pool, Norman castle ruins, Llandovery College Public School, Heart of Wales railway station, and access to the A483 and A40 roads. This upper Towy Valley region near the Cambrian Mountains and Brecon Beacons National Park is rich in beauty, history and wildlife, with opportunities for activities such as walking, riding, mountain biking, canoeing, bird-watching, fishing, and golf.

**Price Guide: £399,950**



The grassland paddock area to the rear ...



... and the view beyond across the Bran valley countryside towards Brecon Beacons National Park



## THE ACCOMMODATION COMPRISES:

Mains gas-fired central heating, with underfloor heating to the ground floor.

- ENTRANCE PORCH:** Wide, recessed Entrance Porch and partially glazed front door with glass panels either side leading into the Entrance Hall.
- ENTRANCE HALL:** 13'10" x 6'6" (including stairwell). Wood-effect flooring, staircase to the first floor, understairs storage/cloaks hanging area, doors off to the Lounge, Dining Room, and Kitchen.
- LOUNGE:** 16'4" x 11'4". Wood-effect flooring, feature cast iron fireplace with granite hearth and ornamental tiled inserts, wooden mantel and surround, double fully glazed French doors leading out to the large rear patio, double folding doors leading into the Dining Room.
- DINING ROOM:** 11'6" x 11'3". Wood-effect flooring, window to the front aspect. Door to the Entrance Hall.
- KITCHEN:** 17'8" x 11'10". Wood-effect flooring, range of medium-oak wall and base units with tiled splashbacks, 1½ bowl composite sink unit with swan-neck mixer tap and single drainer, plumbing and space for a dishwasher, space for a large fridge/freezer, range cooker with mains gas hob and stainless steel chimney hood extractor above, ample space for dining table, two windows to the rear with downlights in pelmets above, overlooking the property's gardens and beyond to part of Llandovery town and the surrounding countryside. Door off to the Breakfast Room and door into the Utility Room.
- BREAKFAST ROOM:** 12'10" x 10'10". Wood-effect flooring, window to the front aspect.
- UTILITY ROOM:** 11'10" x 8'. Wood-effect flooring, base unit with round sink, swan-neck mixer tap and drainer, Valiant mains gas-fired wall-mounted boiler serving the central heating and hot water system. Half glazed external door to the rear with window to one side. Opening through to the Laundry Room and door into the Integral Garage.
- LAUNDRY ROOM:** 8'4" x 7'6". Wood-effect flooring, range of wall cupboards, base cupboard with beech-effect work surface over, plumbing and space for a washing machine and tumble dryer, window to the rear aspect. Door into Cloakroom.
- CLOAKROOM:** Tiled floor, W.C., wall-mounted wash hand basin, frosted-glass window to the side aspect.
- INTEGRAL GARAGE:** 17'6" x 16'. Concrete floor, power and lighting, stainless steel sink unit with hot and cold water, window to the side aspect, aluminium up-and-over vehicular door to the front elevation.

Lounge



Dining Room



Kitchen





Breakfast Room



<b>First Floor –</b>	Staircase from the Entrance Hall leads up to the first floor landing.
<b>LANDING:</b>	Spacious L-shaped landing with double width airing cupboard with hot water cylinder, window to the front aspect and doors off to the following accommodation:
<b>MASTER BEDROOM 1:</b>	15'6" x 11'10". Window to the rear aspect overlooking the property's garden with scenic views across part of Llandovery town and the countryside beyond. Opening into a Dressing Area with fitted double wardrobes on either side and door leading into the En Suite Bathroom.
<b>EN SUITE BATHROOM:</b>	8'1" x 6'. White suite comprising Jacuzzi bath with Gainsborough shower over, glass shower screen, and tiled splashbacks, pedestal wash hand basin, and close coupled W.C. Half tiled walls, extractor fan, frosted-glass window to the rear.
<b>GUEST BEDROOM 2:</b>	11'4" x 11'2". Window to the rear aspect enjoying similar views as bedroom 1. Door into En Suite Shower Room.
<b>EN SUITE SHOWER ROOM:</b>	7'6" x 4'6". Fully tiled corner shower cubicle, white suite comprising pedestal wash hand basin and close coupled W.C. Half tiled walls, extractor fan, frosted-glass window to the side aspect.
<b>BEDROOM 3:</b>	11'6" x 11'2". Window to the front aspect.
<b>BEDROOM 4:</b>	13' x 9'8". Window to the front aspect.
<b>BEDROOM 5:</b>	12'10" x 10' min. Window to the front aspect.
<b>BEDROOM 6/STUDY:</b>	9'3" x 6'7". Window to the front aspect.
<b>FAMILY BATHROOM:</b>	8'3" x 8'2". White suite comprising panelled bath, pedestal wash hand basin, close coupled W.C., fully tiled corner shower cubicle. Wood-effect flooring, half tiled walls, extractor fan, frosted-glass window to the rear aspect.
<b>Second Floor –</b>	From the first floor landing, staircase continues up to the attic rooms.
<b>SMALL LANDING:</b>	Small landing with doors off to a bedroom suite and an office within the attic area.  N.B. At the time of writing, the bedroom and en suite shower room are in the final stages of completion (mainly décor and finishing touches).
<b>BEDROOM 7:</b>	18'8" x 13'. Wood-effect flooring, two Velux roof lights to the rear aspect, door through to the En Suite Bathroom.
<b>EN SUITE SHOWER ROOM:</b>	9' x 7'8". White suite comprising vanity unit with inset wash hand basin and cupboard below, and close coupled W.C. with concealed cistern. Large shower enclosure with drencher head and body jets. Chromium heated towel rail, tiled walls, tiled floor, ceiling downlights, extractor fan.
<b>OFFICE/ FURTHER BEDROOM:</b>	14'6" x 13'. Wood-effect flooring, two Velux roof lights to the rear aspect.

Master Bedroom Suite 1



Guest Bedroom Suite 2



Bedroom 4



Family Bathroom



## Second Floor Attic Bedroom 7



### **EXTERNALLY:**

#### **THE APPROACH:**

“Roman Heights” is approached along a quiet lane at the northern fringe of Llandoverly. The property’s tarmacadamed driveway leads off the lane into a spacious parking and turning area in front of the house and garage. The driveway continues to the side of the residence where there is an external tap and a gateway to the rear garden.

The property is situated in a small residential community of similar executive-style, modern properties at Llanfair Hill, which has a pleasant village feel because of its ancient church and Roman settlement history. Set at the far edge of Llandoverly, this small hill rises gently from the valley of the River Bran and offers scenic views across the market town and rolling countryside. The approach lane gives access to the A483 (an old Roman road course).

#### **GARDENS:**

The property’s front forecourt is bound by a stone wall and has a wide flower border with a small ornamental pond.

There is a large garden to the rear of the residence with a sizeable patio and children’s play area, beyond which is an area of split-level garden in the process of being landscaped. There is also a timber deck/gazebo with power point.

Below the rear garden is a further large grassland paddock area belonging to the property, which slopes gradually down to the A483 road, being edged by tall, beautiful Beech trees interspersed with smaller hedgerow trees and shrubs. This extra area of grounds offers a range of possibilities for the keen gardener.

#### **NOTE:**

We are informed that some of the trees bordering the rear grounds are protected by a Preservation Order.



The outlook to the front of the property across the approach road towards the upper Towy Valley countryside



Landscaping and terracing of the rear garden is underway



The property's area of grassland grounds below the rear garden





**SERVICES:**

We understand that the property is connected to mains water, mains electricity and mains gas, and has a private septic tank drainage system. The residence has a mains gas-fired central heating and hot water system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

We are informed that the property has an NHBC 10 Year Guarantee Certificate (dated from construction in March 2002).

**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 by prior appointment with:**



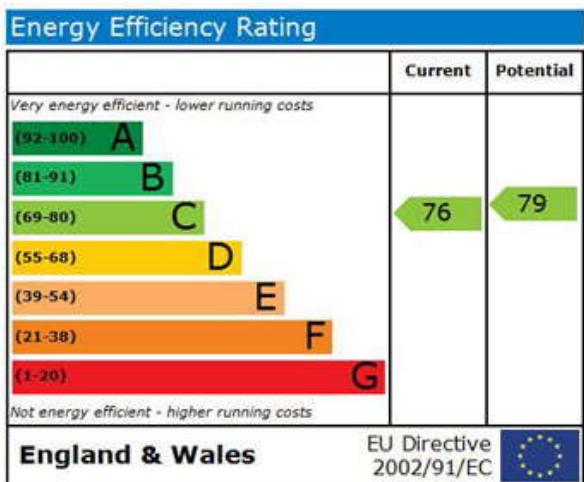
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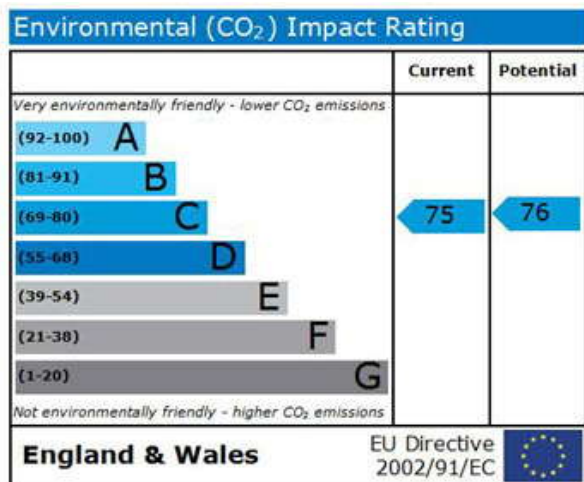
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**ENERGY PERFORMANCE:**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**THE LOCATION:**

Llandovery is within walking distance of the property, an historic market town at the north-western edge of Brecon Beacons National Park. Surrounded by rolling hills, the town has a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school, Llandovery College (where golf is available). There is a good selection of shops, a supermarket, main post office, banks, pubs with restaurants, swimming pool, primary and secondary schools, doctor's and dentist's practices, small hospital, bus service, and a railway station on the scenic Heart of Wales line that runs from Swansea up to Shrewsbury through 121 miles of wonderful countryside. The A40 and A483 roads serve the town and provide easy car travel across the region and beyond, making this an ideal base for touring. The M4 Motorway can be accessed 25 miles or so to the south.

The name Llandovery means “the church amidst the waters” since the town is surrounded by four rivers– the Towy, the Bran, the Gwydderig and the Y Bawddwr. This fertile region is predominantly dependent on farming, forestry, and tourism. The town was once a vital centre for cattle drovers as they journeyed to the English markets, and to accommodate their money, the very first bank in Wales was established in Llandovery’s market square – “The Bank of the Black Ox”. The remains of the Norman Castle on a hillock near the Heritage Centre are easily accessible. The motte and bailey castle was built around 1116 by Richard Fitz Pons, and overlooks the river Bran and the market square. In recent times, a monument was erected at the foot of the castle to Llywelyn ap Gruffydd Fychan (the Welsh martyr executed in 1401 for helping Owain Glyndwr in the fight for independence against Henry IV). The celebrated 18<sup>th</sup> Century Welsh hymn writer, William Williams (Pantcelyn), was born here and is buried at Llanfair church at the northern edge of town, which is within the earlier site of a Roman fort and settlement (Alabum). The Llandovery area offers opportunities for a range of outdoor activities such as walking, cycling, horse riding, bird-watching, canoeing, fishing, etc., with Brecon Beacons National Park, Crychan Forest, and the Cambrian Uplands almost on the doorstep.

**Crychan and Halfway Forests** are a few miles north-east of town, offering superb horse riding, carriage driving, mountain biking, and walking opportunities, as well as providing habitats for a diversity of wild animals and birds, including red kites, honey buzzards and goshawks.

**Brecon Beacons National Park** is easily accessible from Llandovery. It extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain range to the west, the Fforest Fawr, the Central Brecon Beacons and (confusingly) 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. This beautiful wilderness 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 – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Some 6 miles north-east of Llandovery is the impressive Cyngordy Viaduct, built of stone in circa 1871 to carry the Heart of Wales railway line, offering passengers fabulous views. The viaduct is 93 feet high and 650 feet long, with 18 arches. About 10 miles north of the town is the RSPB’s Dinas Nature Reserve in the upper reaches of the Towy Valley, with wonderful scenery, ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the river. (Twm Sion Cati, the Welsh Robin Hood, had a hiding place in a cave near Dinas.) A couple of miles further north are the great Llyn Brianne Dam and Reservoir, beyond which are miles of unspoilt wilderness in the Cambrian Mountains.

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**NOTES:** **Town and Village Property (in association with 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.** Town and Village Property (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.

### **Town and Village Property (in association with PROFILE HOMES)**

Tel: 01550 777790, Email: [info@homesforsalewales.co.uk](mailto:info@homesforsalewales.co.uk), Web: [www.homesforsalewales.co.uk](http://www.homesforsalewales.co.uk)  
Postal: Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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