

Ref: 0awe63

Awel Sawdde, Felindre, Llangadog, Carmarthenshire, SA19 9BU

**Deceptively Spacious, Immaculately Presented, 4 Bedroomed Property
In a Quiet Hamlet on the outskirts of popular Llangadog Village
A beautiful yet convenient Towy Valley region near Brecon Beacons National Park**

Llangadog village ½ mile, Llandovery 6½ miles, Llandeilo 7 miles, M4 17½ miles, Carmarthen 21 miles



This attractive 4 Bedroomed Dormer Bungalow was constructed about 30 years ago, of traditional materials, with a later addition some 10 years ago. The residence has the benefit of oil-fired central heating and wood-framed double glazing throughout and the spacious accommodation is very well presented, comprising in brief:-

Ground Floor: Entrance Hall, Cloakroom, Lounge/Dining Room, Large Kitchen/Breakfast Room with Rayburn range, Utility Room, 2 Double Bedrooms.

First Floor: Spacious Landing (ample room for study area), 2 Double Bedrooms, Bathroom.

Externally: Integral Single Garage, good size Garden.

The property is situated in the quiet hamlet of Felindre on the outskirts of Llangadog Village, amidst the picturesque countryside of the Towy Valley and near Brecon Beacons National Park. Llangadog Common is nearby with grazing sheep and the minor river Sawdde meandering through, ideal for pleasant strolls and lovely rural aspects. Llangadog Village is only half a mile or so away, a charming old drovers' village with good local amenities including a primary school, doctor's surgery, several shops and businesses, pubs with restaurants, church and chapels, and a small railway station on the Swansea to Shrewsbury Heart of Wales line. Fuller amenities and secondary schools are provided by the attractive market towns of Llandovery, 6½ miles, which also has a famous public school (Llandovery College) and Llandeilo, 7 miles distant. Access to the M4 is 17½ miles and Carmarthen is 21 miles away with good shopping, main line railway station and general hospital. Numerous visitor attractions are within easy travelling distance, and the coast is within an hour's drive.

Price Guide: £249,500

THE ACCOMMODATION COMPRISES:

Ground Floor –

ENTRANCE PORCH: At the front of the property a half glazed entrance door leads into the Porch with window to the front aspect and window to the side, terracotta tiled floor, and half glazed door into the Entrance Hall.

ENTRANCE HALL: 13'4" x 6'1". Oak flooring, staircase to the first floor, doors to the Cloakroom, double glass-panelled doors into the Lounge/Dining Room, and doors off to 2 Bedrooms.

CLOAKROOM: 8'7" x 3'2". White suite comprising close coupled W.C. and wall-mounted wash hand basin, tiled floor, obscure-glass window to the rear.

OPEN-PLAN LOUNGE/DINING ROOM:

A large L-shaped room with oak flooring throughout, as follows:-

Lounge Area:

18'7" x 12'3". Attractive Victorian-style cast iron fireplace with tiled inserts, slate hearth, and timber mantel and surround, housing an LPG gas coal-effect fire, large window to the front aspect with rural scenery beyond the hamlet.

Dining Area:

11'2" x 8'6". Sliding patio door to the rear terrace and garden, glasspanelled door into the large Kitchen/Breakfast Room.

KITCHEN/ BREAKFAST ROOM:

22'6" x 18'8" max. (L-shaped). Range of light-oak base and wall units with granite work surfaces, integral concealed dishwasher, integral refrigerator, Belfast sink, built-in electric oven, four-ring ceramic hob with concealed extractor above, oil-fired Rayburn range serving the central heating and hot water system, with tiled backdrop, exposed brick surround and bressumer beam above, ceiling downlights, terracotta tiled floor, fully glazed French doors leading out to the rear terrace and garden, and window to the rear. Door through to the Utility Room.

UTILITY ROOM:

9'2" x 5'10". Base unit with wood-effect work surface, 1½ bowl stainless steel sink unit with mixer tap, plumbing and space for a washing machine, ample space for a freezer, tiled floor. Door into the Integral Garage.

Also from the Entrance Hall doors off to two of the Bedrooms, as follows:

BEDROOM 3: 13'3" x 11'5". Wood-effect flooring, window to the rear with a delightful aspect over the garden.

BEDROOM 4: 11'4" x 10'4". Wood-effect flooring, window to the front aspect looking out to the hamlet and countryside views beyond. (Presently used as a further Reception Room.)

Lounge/Dining Room





Kitchen/Breakfast Room







Ground Floor Bedroom 3



Ground Floor Bedroom 4



First Floor –

LANDING:

12' x 11'1" (including stairwell). Staircase from the Entrance Hall leads up to the spacious Landing with access to the loft, window to the front aspect enjoying far reaching views across Llangadog Common and the surrounding countryside, and oak doors off to Bedroom 1, Bedroom 2 and the Bathroom.

N.B. The Landing offers ample space to create a study area or possibly to partition off for a further room if required.

BEDROOM 1:

13'9" x 13'. Wood-effect flooring, door accessing loft storage space, window to the side aspect.

BEDROOM 2:

13' x 10'4". Wood-effect flooring, doors either side into loft storage space, window to the side aspect.

BATHROOM:

10'8" max. x 7'2". White suite comprising roll-top bath with claw feet, pedestal wash hand basin, and close coupled W.C., large fully tiled shower cubicle with drencher-head shower unit, tiled floor, ceiling downlights, chromium towel rail/radiator, door into airing cupboard, window to the rear aspect.

First Floor Landing



First Floor Bedroom 1



First Floor Bedroom 2



First Floor Bathroom



EXTERNALLY:

THE APPROACH:

The hamlet of Felindre is accessed off Bethlehem Road, which turns off the A4069 road leading into Llangadog Village northerly (with access to the A483/A40 trunk road beyond), and across the Black Mountain region of Brecon Beacons National Park southerly.

The property has a sizeable tarmacadamed drive-in area off the road and a brick pillared entranceway with grid (to deter any wandering sheep), together with a pedestrian gate.

INTEGRAL SINGLE GARAGE:

17'6" x 9'4". Aluminium up-and-over vehicular door, concrete floor, power and lighting connected.

GARDENS:

The gardens provide a delightful setting for the residence, being well cared for and attractive, and easy to manage.

The front garden is to the side of the tarmacadamed driveway, being enclosed by a wall, with a lawn edged by a mix of neatly shaped specimen shrubs. A gateway leads round to the rear.

The rear garden has a large terrace and there are two areas of lawn, together with a variety of mature shrubs and trees, a pergola, and three useful garden sheds.

THE LOCALITY:

The small rural community of Felindre lies about half a mile south of Llangadog village in the lovely Towy Valley, separated by Llangadog Common and the River Sawdde. An old cattle and sheep droving route once shadowed the Sawdde river valley down from the Black Mountain to Llangadog, and the track now provides a country walk.

The quaint and popular market village of Llangadog offers good local amenities including a primary school, doctor's surgery, several shops and businesses, and pubs with restaurants, and there is a good road network and a small railway station on the scenic Heart of Wales line (Swansea to Shrewsbury). The village boasts some fine, traditional buildings including St. Cadog's church, with a medieval tower and lovely stained glass, and the Red Lion coaching inn with restaurant, believed to date back to the 17th Century. Llangadog sits between two minor rivers, the Afon Brân to the north and the Afon Sawdde to the south, both flowing into the River Towy to the west (famed for its salmon and sea trout).

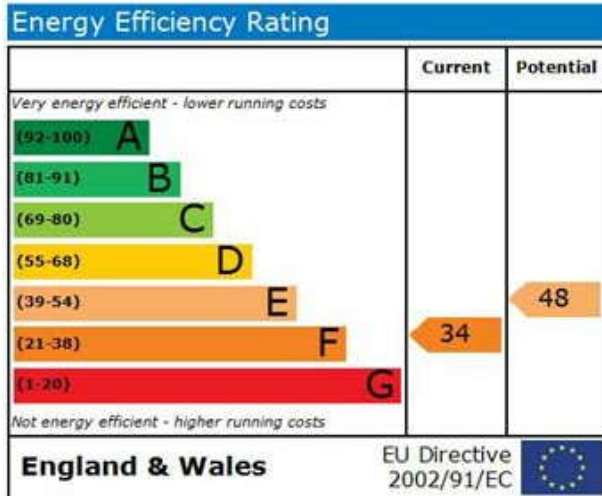
The region is rich in beauty, history, legend and wildlife – well known for its romantic castle ruins and stunning landscapes. To the south-west the mystical reddish hill of Garn Goch rises high above Bethlehem village, topped with the stone remains of a large Iron Age hill fort, whilst the vast Black Mountain area of Brecon Beacons National Park is within easy reach, with miles of walking and beautiful landscapes to explore, including the volcanic lake of Llyn y Fan Fach with its mystical Lady of the Lake fable, set beneath the summit of Bannau Sir Gaer. (Interestingly, Prince Charles chose this area for his Welsh base when he purchased the Llwynywermod Estate at nearby Myddfai in 2007.)

The magnificent Welsh coast is within an hour's drive.

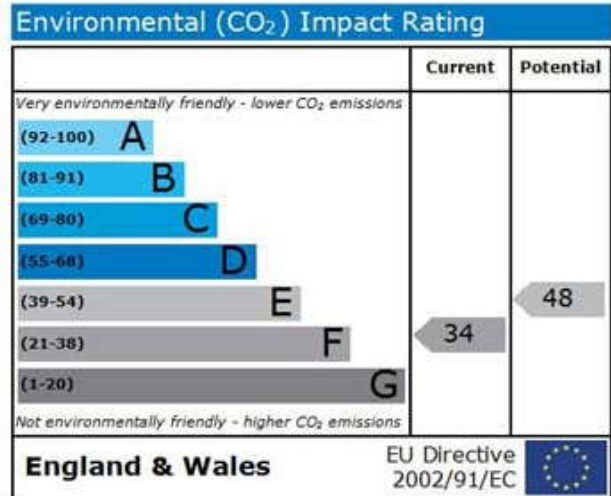




ENERGY PERFORMANCE:



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

SERVICES:

We understand that the property is connected to mains water, mains electricity, and mains drainage. Oil-fired central heating/hot water system. Telephone with Broadband 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 "E" (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
Website: www.profilehomes.com**



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.**

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