

Ref: 0bra18

Bran Villa, Station Road, Llangadog, Carmarthenshire, SA19 9LP

**Detached 4 Bed Extended Period House in Favourable Towy Valley Village Location
Good Local Amenities, Country Railway Station Within Walking Distance,
Picturesque Area near Brecon Beacons National Park**

Llandovery 6 miles, Llandeilo 6½ miles, M4 access 18 miles, Carmarthen 20½ miles, Brecon 26 miles.



This smart family residence occupies a very pleasant setting at the far side of the village, having a semi-rural flavour with lovely aspects across fields and the River Brân. The house is stone built with a brick built later addition and slate roofs. The accommodation is beautifully presented and has the benefit of double glazing throughout and mains gas-fired central heating.

Ground Floor: Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Shower Room, Rear Porch;

First Floor: 4 Bedrooms, Bathroom.

Externally: Single Garage and adjoining wood store, quaint small stone outbuilding providing storage, and a useful garden store/implement building. Ample off road parking. Delightful good size enclosed rear garden with decked seating area, patios, lawn, mature shrubs, etc.

Llangadog is a charming old drovers' village in the heart of the scenic Towy Valley countryside almost midway between the two historic market towns of Llandovery and Llandeilo, a region rich in beauty, wildlife, and legend – near to Brecon Beacons National Park – with opportunities for walking, cycling, riding, bird-watching, fishing, and golf. The bustling village has good amenities including a primary school, doctor's surgery, a few shops and businesses, pubs with restaurants, church and chapels, and a small railway station (within walking distance) on the Swansea to Shrewsbury Heart of Wales line (London Paddington in about 4½ hours we are informed). Fuller amenities and secondary schools are provided by Llandovery, 6 miles, which also has a famous public school (Llandovery College) and Llandeilo, 6½ miles distant. Access to the M4 is 18 miles and Carmarthen is 20½ 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: £235,000 – No Onward Chain



THE ACCOMMODATION COMPRISES:

Ground Floor –

- ENTRANCE PORCH:** Fully glazed front door into the Entrance Porch with windows on either side and half glazed door leading into Entrance Hall.
- ENTRANCE HALL:** Staircase to the first floor with understairs storage cupboard, door off to the Sitting Room, door to the Lounge, and door through to an Inner Hallway which opens out into the Kitchen/Dining Room.
- SITTING ROOM:** 14'6" x 10'9". Fireplace with oak mantel and surround, housing a multi-fuel cast-iron stove on a slate hearth. Window to the front aspect.
- LOUNGE:** 14'5" x 8'9". Fireplace (presently unused) with exposed brickwork. Window to the front aspect.
- KITCHEN/
DINING ROOM:** 20' x 10'3". Range of cream farmhouse-style wall and base units, wood work surfaces, ceramic sink unit with mixer tap, tiled splashbacks, Rangemaster electric oven with gas hob with concealed extractor above and downlights, built-in dishwasher, built-in refrigerator. Tiled flooring to the kitchen area and wood flooring in the dining room area. Window to the side aspect. Double glass-panelled doors leading through to the Rear Hallway.
- REAR HALLWAY:** Wood-effect flooring, ceiling lights, window to the side aspect, door off to the Utility Room, and door through to the Rear Porch.
- UTILITY ROOM:** 8'10" x 5'10". Range of built-in tall cupboards, built-in base units with wood-effect work surface, stainless steel sink unit, and tiled splashbacks, plumbing and space for a washing machine and tumble dryer, wall cupboards, space for fridge/freezer, window to the rear aspect, door through to Shower Room.
- SHOWER ROOM:** 6'9" x 5'. Large corner shower cubicle, white suite comprising pedestal wash hand basin and close coupled W.C. Tiled walls, chromium ladder-style radiator/towel rail, high-level obscure-glass window looking into the Utility Room, extractor fan.
- REAR PORCH and
SIDE ENTRANCE:** Ceramic tiled floor, cloaks hanging area, half glazed external door out to the side driveway and window to the side, small window to the rear and half glazed door leading out to the rear garden and accessing the garage and wood store.

First Floor –

- The upstairs rooms to the front and side enjoy particularly delightful views over neighbouring farmland and the River Brân. The rear aspect across the garden to countryside beyond is also very pleasant.
- LANDING:** There is a split landing – the front landing has access to the loft, window to the front aspect, and doors off to Bedroom 1 and Bedroom 2, and the rear landing has doors off to Bedroom 3, Bedroom 4, and the Bathroom.
- BEDROOM 1:** 12'2" (excl. wardrobes) x 8'10". Built-in wall-to-wall wardrobes, window to the front.
- BEDROOM 2:** 14'5" x 10'2". Window to the front aspect.
- BEDROOM 3:** 15' x 7'1". Built-in wardrobes along one wall, further built-in wall mounted storage cupboards, window to the side aspect.
- BEDROOM 4:** 9' max. x 8'3". Built-in wardrobes, Velux roof light to the side aspect.
- BATHROOM:** 12'8" x 6'. Coloured suite comprising panelled bath with shower over, screen and tiled surround, pedestal wash hand basin, and close coupled W.C. Tiled walls, Airing cupboard with hot water cylinder, built-in storage cupboards (one housing the gas-fired central heating boiler), access to the loft space, window to the rear aspect.

Sitting Room



Lounge



Kitchen/Dining Room





Utility Room with door into downstairs Shower Room and W.C.



First Floor – Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



EXTERNALLY:

THE APPROACH & LOCALITY:

The property occupies a delightful position on the far side of Llangadog village in Station Road, adjoining Church Street – all being part of the A4069 road that accesses the A483/A40 westerly and travels into Brecon Beacons National Park southerly. The M4 Motorway can be accessed 18 miles southerly at Pont Abraham.

The property has a double iron gated vehicular entrance to the side, leading into a good sized, tarmacadamed area in front of the garage with ample parking and turning space and edged by an attractive herbaceous border. There is pedestrian access through to the rear garden. There is also a small courtyard frontage to the house, edged by a dwarf wall and railings with a pedestrian gate and path to the front door.

This quaint old drovers' and market village is a popular place to live, offering good local amenities and being well situated for travel and for enjoying the surrounding countryside. (Prince Charles chose this area for his Welsh base when he purchased the Llwynywermod Estate at nearby Myddfai in 2007.) The village boasts some fine, traditional buildings including, just along the road, 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 famous River Towy to the west. The region is rich in beauty, legend and wildlife. 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 westerly, with miles of walking and beautiful landscapes to explore, including the volcanic lake of Llyn y Fan Fach with its romantic Lady of the Lake fable, set beneath the summit of Bannau Sir Gaer.

GARAGE:

17' x 10'3". Brick built with concrete floor, corrugated roof, upper storage space, power and lighting connected. Vehicular aluminium up-and-over door at the front, pedestrian door to the side, and windows to the side and rear.

There is an adjoining wood store to the side of the garage.

The access pathway continues to the extensive rear gardens.

GARDENS:

Delightful rear garden of good size, enclosed with walls and fencing for privacy, being easy to maintain with lawns, flower beds and borders well stocked with a variety of mature perennials and specimen shrubs and trees, vegetable patch, gravelled area, and paved patio leading on to an attractive decking area with timber pergola and balustrade.

There are two storage buildings in the garden as follows:-

STONE STORE:

A quaint little stone building with a slate roof providing storage space.

FURTHER STORE BUILDING:

12' x 10' narrowing to 8' approx. (of irregular shape). Block built, ideal for storing garden furniture, tools and implements.





SERVICES: We understand that the property is connected to mains water, mains electricity, mains gas and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: To be advised

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.

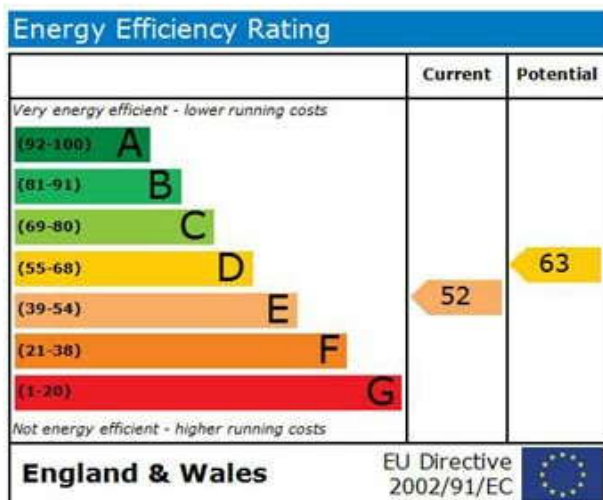
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: Only by prior appointment with the Sole Selling Agents –

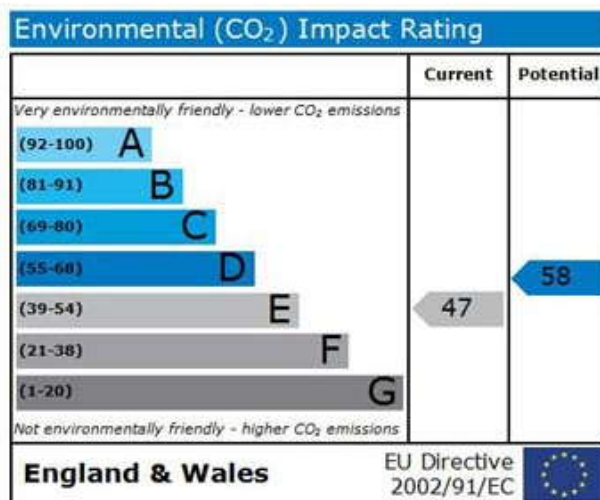
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ENERGY PERFORMANCE:



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

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.

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