

Ref: Olon63

London House, Llansadwrn, Carmarthenshire, SA19 8HL

Handsome Detached 4/6 Bedroomed Georgian Period House with Garden and Detached Stone Barn Garaging/Workshop, in the heart of the popular country village of Llansadwrn overlooking the Towy Valley countryside.

Llangadog village 3 miles, Llandeilo 7½ miles, Llandovery 6½ miles, Carmarthen 21 miles



With its classic Georgian period credentials, this substantial property (the former village shop) is full of character, being stone built with a slate roof, mix of uPVC sash windows and wood-framed windows, oil-fired central heating, and attractive well proportioned accommodation that extends into the loft space. There are beautiful views to the front, particularly from the first floor, across fields and the rolling Towy Valley countryside to distant hills in the Brecon Beacons National Park.

Ground Floor – Entrance Hall, Sitting Room, Lounge, Kitchen Breakfast Room, Dining Room. First Floor – 4 Double Bedrooms, Family Bathroom. Second Floor – 2 Attic Rooms. (EER: G)

Detached Stone Barn with Adjoining Shed situated to one side of the house, used as Garaging and a Workshop. (We are informed that this building would be ideal for conversion to a holiday let S.T.P.P.) There is a manageable Garden with a patio, lawn and vegetable area, garden shed and greenhouse.

The scenic village of Llansadwrn is surrounded by a patchwork of pasture fields and farmland with views to the Black Mountain hills across the Towy Valley. The village has a pub, primary school, medieval church, bus service, and easy access to the A40 road (one mile) for quick travel to the traditional old market towns of Llandeilo and Llandovery, providing essential amenities and secondary education (including a public school in Llandovery). The A48/M4-link road is 17 miles away at Cross Hands, and Carmarthen is 21 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station. Numerous visitor attractions are within easy travelling distance, and the coast is within an hour's drive.

Price Guide: £275,000

THE ACCOMMODATION COMPRISES:

The house has a mix of uPVC double glazed sash windows and single glazed woodframed windows, and oil-fired central heating. We understand that the roof has been replaced and felted.

Ground Floor –

- ENTRANCE HALL:** 18'9" x 5'2". Attractive recessed entranceway and front door leading into the Entrance Hall, with terrazzo tiled floor, staircase to the first floor, understairs storage cupboard, and doors off to the following rooms:-
- SITTING ROOM:** 15'3" x 13'8". Exposed stone fireplace housing a multi-fuel stove on a slate hearth, wood flooring, sash window to the front aspect.
- LOUNGE:** 13'8" x 12'7". Fireplace with display shelves over, window to the front aspect.
- KITCHEN/
BREAKFAST ROOM:** 13'7" x 11'10". A farmhouse kitchen with a range of bespoke wooden base units and further white units, wood-effect work surface, Belfast sink with solid wood surround and marble work surface, tiled splashbacks, cooker control point, fireplace housing a Stanley oil-fired range serving the central heating and hot water system, built-in cupboard, shelved recess, terrazzo tiled floor, window to the side aspect.
- DINING ROOM:** 12'8" x 12'5". Fireplace with timber mantel and surround and further plate-display shelf, recesses on both sides of the fireplace with shelving, understairs cupboard, wood-framed window to the rear aspect, and door to the rear aspect.

First Floor –

- LANDING:** The staircase from the Entrance Hall leads up to the first floor via a half landing with window to the rear aspect, then continuing up to the main landing with doors off to the 4 Bedrooms and Bathroom. The front facing windows enjoy far reaching views across the Towy Valley countryside to the hillsides in the Brecon Beacons National Park.
- BEDROOM 1:** 13'6" x 12'11". Window to the rear aspect.
- BEDROOM 2:** 12'11" x 12'10". Sash window to the front with superb views and window to the side.
- BEDROOM 3:** 12'11" x 11'4". Sash window to the front, again with beautiful country views.
- INNER LOBBY AREA:** Inner lobby off the main landing, used as a dressing area, with door off to Bedroom 4, door into built-in cupboard, and ladder-style staircase to the second floor landing and Attic Rooms.
- BEDROOM 4:** 13'3" x 9'4". Window to the side aspect with a pleasing outlook across the church, village and countryside beyond.
- BATHROOM:** 9'2" x 8'. White suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled W.C., shower enclosure, fully tiled walls, obscure-glass sash window to the front aspect.

Second Floor –

- LANDING:** With partially exposed A-frames and doors off to the 2 Attic Rooms as follows:-
- ROOM 1:** 11'9" x 10'11". Partially exposed A-frames and purlins, Velux roof light to the side.
- ROOM 2:** 13'1" x 11'2". Partially exposed A-frames and purlins, Velux roof light to the side.

FLOOR PLAN:



EXTERNALLY:

THE APPROACH:

The property is approached off the country road that leads through the village of Llansadwrn, and has ample off-road parking.

DETACHED STONE BARN and SHED:

Situated to one side of the house this useful stone barn and adjoining lean-to shed are presently used as Garaging and a Workshop. We are informed that the building could be ideal for converting to a holiday let, subject to planning permission being obtained.

GARDEN:

The garden is to the side/rear of the house with a paved courtyard area, further patio, lawn, vegetable growing area, garden shed and greenhouse.

LOCALITY:

The area is served by a network of country lanes. Access to the A40 trunk road is about 1¼ miles southerly, providing a route across south-west Wales and also into England. The A48/M4-link road is 17 miles away at Cross Hands.

Llansadwrn village has a village pub, primary school, bus service, an ancient church dedicated to Saint Sadwrn and a Grade II* listed Baptist chapel on the outskirts. The community enjoys a lovely setting with views across the Towy Valley to the Black Mountain and Brecon Beacons.

Llanwrda village is 2 miles easterly, standing near the junction of the A40 and A482 roads, with a convenience store/post office with taxi service, a primary school, public house, and village hall. Llanwrda's small railway station is about half a mile past the village, on the scenic Heart of Wales line that runs from Swansea to Shrewsbury over 121 miles through beautiful countryside.

Llangadog is 3 miles southerly, a bustling and charming old droving and market village near the Brecon Beacons National Park, with good local amenities including a primary school, doctor's surgery, several shops and businesses, pubs with restaurants, places of worship, and a small Heart of Wales railway station on the outskirts.

Llandeilo is 7½ miles south-west and Llandovery 6½ miles north-east, attractive and popular market towns, both accessed via the A40 and both providing essential small town amenities including primary and secondary education. There is a well known public school in Llandovery (Llandovery College). Both these Towy Valley towns have an old world charm with interesting architecture, medieval castle ruins, and access into the diverse landscapes of the Brecon Beacons National Park. Both also have Heart of Wales stations.

The ancient county town and commercial centre of Carmarthen is about 21 miles south-westerly with an excellent shopping centre, multi-screen cinema, general hospital, university college, and main line railway station. The National Botanic Garden of Wales is on the outskirts.

The region is rich in beauty and wildlife, with opportunities for walking, cycling, fishing (with permits), golf, etc. and there are numerous visitor attractions are within easy travelling distance including romantic castle ruins, parks and gardens. The magnificent Welsh coast is within an hour's drive.

SERVICES:

We understand that the property is connected to mains water, mains electricity, and mains drainage. Oil-fired central heating via a Stanley range. 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 "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:

By appointment with PROFILE HOMES

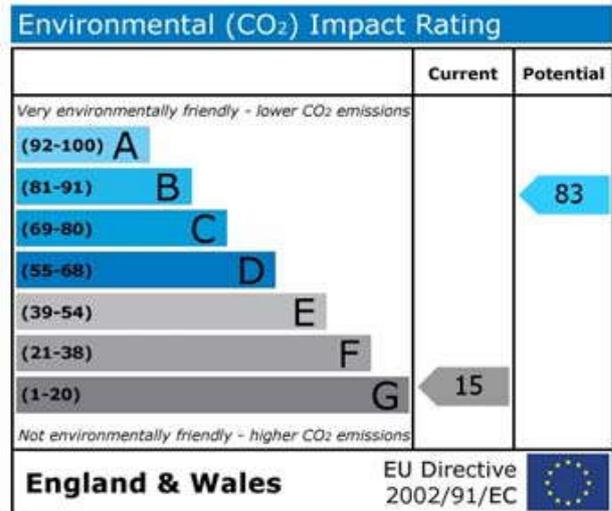
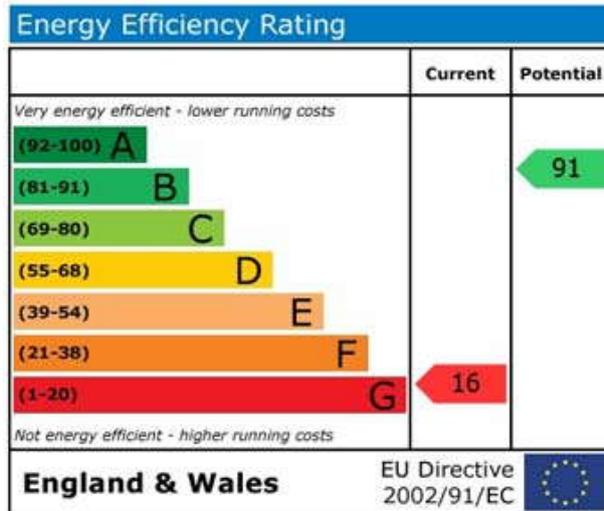
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ENERGY PERFORMANCE:



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

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