

Ref: Open80      Penybont Fach, Llangadog, Towy Valley, Carmarthenshire, SA19 9BT

**Delightful Country Smallholding Property on the outskirts of Llangadog Village with Characterful 3 Bed Period Residence and 1 Bed Detached Cottage, Outbuildings and Grounds of Circa 1.9 Acres (t.b.c.) with partial river boundary. Picturesque rural setting close to Brecon Beacons National Park. Good road network.**  
Llangadog 1 mile, Llandovery 6½ miles, Llandeilo 7½ miles, M4 20 miles, Carmarthen 22 miles



**Main 3 Bed Residence** – Handsome stone-built, slate-roofed, fully renovated country house with records dating back to 1836 (but believed to be older in origin) providing well presented family accommodation. Ground Floor: Cloakroom, Lounge, Study, Kitchen/Breakfast Room, Utility Room, Dining Room, Conservatory. First Floor: Master Bedroom with En Suite Shower Room, 2 Further Bedrooms, Bathroom.

**Detached 1 Bed Cottage (Y Beudy)** – A brick-built barn conversion with slate roofs (completed in 2000), providing extra self-contained, well presented accommodation. Lounge/Dining Room, Kitchen, Double Bedroom with occasional Loft Room above, Bathroom, own private garden with summerhouse.

**Outbuildings** – Double Garage/Workshop and adjoining Log Store, Implement Store, Former Pig Sty.

**Circa 1.9 Acres (to be confirmed)** – Delightful gardens and grounds including a partially walled courtyard, large terrace, and a sizeable stretch of the minor river Sawdde to the boundary (we understand from the vendors that the property enjoys fishing rights on the river Sawdde).

**Superb Rural Location** – The property is set amidst the beautiful countryside of the Towy Valley close to Brecon Beacons National Park – a region rich in beauty, wildlife, and legend with opportunities for walking, cycling, riding, bird-watching, fishing, and golf. Llangadog Village is about a mile 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, 7½ miles distant. Access to the M4 is 20 miles and Carmarthen is 22 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: £395,000**

The Detached Cottage



Rear of the Main Residence



## MAIN RESIDENCE ACCOMMODATION:

With LPG gas-fired central heating, wood-framed double glazing, and pine latched internal doors to the ground floor. The property occupies a lovely country setting and the first floor windows enjoy particularly fine rural views.

### Ground Floor –

- FRONT PORCH:** The front door opens into the Entrance Porch, with pitched slate roof, windows either side, tiled floor and solid wood door leading into the spacious Reception Hall.
- RECEPTION HALL:** 28'9" x 6'4". Staircase to the first floor, two windows to the front aspect, and doors off to the accommodation as follows:-
- CLOAKROOM:** 6'6" x 3'. White suite including close coupled W.C. and vanity unit with inset wash hand basin and cupboard below, tiled splashback, extractor fan, and window to the rear.
- LOUNGE:** 20'7" x 15'6". A beautiful room with exposed ceiling timbers and beams, fireplace with bressumer beam over housing a multi-fuel stove on a slate and brick hearth, with feature original bread oven to one side, display niches, three windows to the front aspect, window to the rear and external door to the rear garden.
- STUDY:** 9' x 6'6". Display niche with shelving, window to the rear aspect.
- KITCHEN/  
BREAKFAST ROOM:** 18'6" x 9'. Range of white wall and base units with granite-effect work surfaces, built-in double electric oven with grill, 1½ bowl sink unit with swan-neck mixer tap and single drainer, tiled splashbacks, wine rack, 4-ring ceramic hob with concealed extractor fan above, built-in concealed fridge, built-in concealed dishwasher, tiled floor, partially exposed stonework around window to the rear aspect, half glazed door leading through to the rear Utility Room.
- UTILITY ROOM:** 6'1" x 6'. Tiled floor, tall storage cupboard, space for a freezer, plumbing and space for a washing machine and tumble dryer, Worcester LPG gas combi boiler (which we understand was installed in April 2008) serving the central heating and hot water system, window to the rear aspect, external door to the rear garden.
- DINING ROOM:** 17' x 13'6". Also accessed from the Reception Hall, with window to the front aspect, half glazed door into the rear Conservatory and double half glazed French doors to the end elevation leading out to the side walled courtyard.
- CONSERVATORY:** 11'6" x 11'3". uPVC double glazed and heated Conservatory with tiled floor, glazed pitched roof, windows on three sides, and fully glazed double French doors leading out to the terrace and rear garden.

Aspects of the Lounge







Kitchen/Breakfast Room





Dining Room





Conservatory



## Reception Hall and Staircase to the First Floor



### First Floor –

- LANDING:** 14'1" x 7'2". Staircase from the Reception Hall leads up to the first floor landing, with window to the front aspect enjoying beautiful rural views, and doors off to the upper accommodation.
- MASTER BEDROOM:** 17'3" x 15'. Built-in double wardrobes and further single wardrobe (one mirror-fronted) with storage space above, bed surround unit, dual aspect with window to the front and window to the rear with a lovely outlook across the property's gardens and land, neighbouring farmland and the Towy Valley countryside beyond. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 7' x 3'4". White suite comprising pedestal wash hand basin, close coupled W.C., and fully tiled shower enclosure. Half tiled walls, shaver/light point.
- BEDROOM 2:** 17'1" x 14'6" max. Two built-in double wardrobes and storage cupboards, access to the loft, dual aspect with window to the front and window to the rear.
- BEDROOM 3:** 9'10" x 9'6" max. Built-in heated airing cupboard, window to the rear aspect.
- FAMILY BATHROOM:** 9'4" x 5'3". White suite comprising bath, pedestal wash hand basin and close coupled W.C. Half tiled walls, shaver/light point, fitted mirror over basin, wooden corner shelf, extractor fan, window to the rear aspect.

Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



View across neighbouring farmland and beyond



## THE DETACHED COTTAGE – Y BEUDY (Rear Aspect)



Situated opposite the main house and known as “Y Beudy”, this former barn was originally used for livestock with a hay loft above and was converted in 2000 to provide a most attractive, brick-built, slate-roofed, self-contained cottage with wood-framed double glazing and LPG central heating.

- FRONT ENTRANCE:** Solid wood front door leading into the Entrance Hall.
- ENTRANCE HALL:** Airing cupboard housing the hot water tank and boiler controls, access to the loft, window to the front aspect.
- LOUNGE/DINING ROOM:** 14'9" x 10'2". Tall ceiling with partially exposed purlins, wide serving hatch through to the Kitchen, dual aspect with window to the front and half glazed double French doors to the rear patio and garden.
- KITCHEN:** 11'2" x 6'2". White wall and base units with granite-effect work surface, composite sink unit with mixer tap and single drainer, built-in oven with grill, four-ring ceramic hob with concealed extractor fan, free-standing fridge/freezer, Potterton LPG gas boiler serving the central heating and hot water system, plumbing and space for washing machine, half tiled walls, tiled floor, window to the rear aspect.
- DOUBLE BEDROOM:** 14'8" x 10'2". Exposed ceiling timbers, dual aspect with two windows to the front and window to the side, ladder-stair access to useful Loft Room above.
- LOFT ROOM:** 14'8" x 10'2". Accessed via retractable ladder steps from the Double Bedroom, with upper cupboard containing the header tank for water, and window to the front aspect. Used as an occasional bedroom/office.
- BATHROOM:** 9'2" max. x 6'2". White suite comprising bath with shower attachment and curtain rail, pedestal wash hand basin, and close coupled W.C. Light fitting above hand basin, shaver point, half tiled walls, and obscure-glass window to the rear aspect.
- GARDEN:** The cottage has its own private lawned garden with a summerhouse.

Cottage – Lounge/Dining Room





Cottage – Kitchen



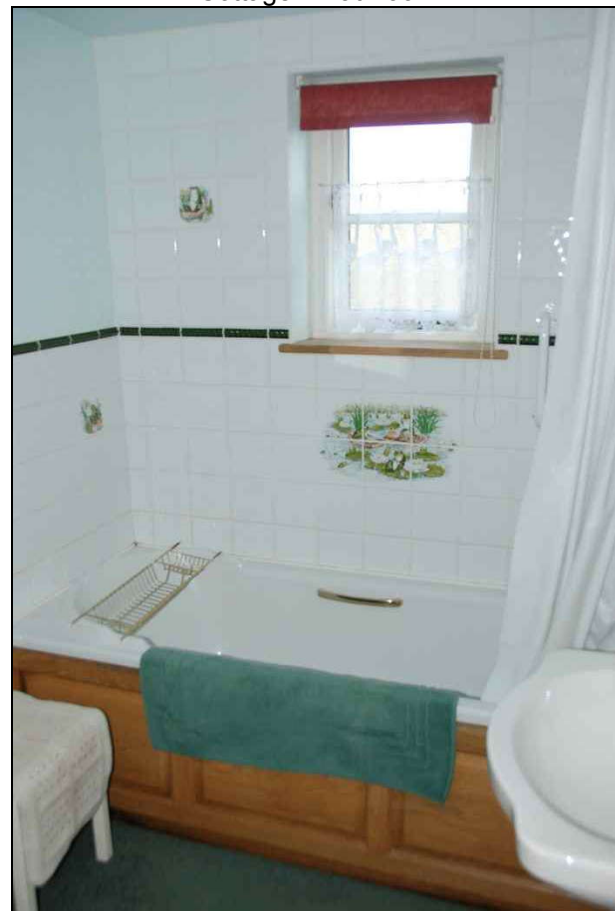


Cottage – Double Bedroom (with Loft Room above)





Cottage – Bathroom



## **OUTBUILDINGS, LAND and APPROACH:**

**DETACHED GARAGE & WORKSHOP BUILDING:** 32' x 12'2". Of corrugated construction with double vehicular doors to the front, concrete floor, further door to the rear (unused), power and lighting connected and door through to Lean-to Store.

(N.B. The rear door has a small cut-out rectangle for the swallows that return every year to nest in the Garage.)

**LEAN-TO STORE:** 10'8" x 9'1". Brick built, presently used as a log store

**FORMER PIG STY:** Former pig sty adjacent to the lean-to log store.

**DETACHED STORE:** 16' x 8'8". Vehicular door to the front. Presently used as an implement store.

**GARDENS and LAND:** We are informed that the property's land amounts to circa 1.9 Acres in all (to be confirmed), comprising delightful gardens including a large terrace, a charming, partially walled courtyard garden, and extensive lawns, together with a variety of trees and shrubs. Beyond an attractive screen of natural hedging is the property's large meadow, which includes vegetable growing beds.

A tree-lined stretch of the little river Sawdde forms part of the boundary, providing a lovely extra feature, endless interest, and habitats for a variety of wildlife. We understand from the vendors that the property enjoys fishing rights on the Sawdde.

N.B. The river bank owned by the property is at a much lower level.

## **THE APPROACH and LOCALITY:**

The property is approached off the A4069 road, having a steel-gated entrance leading into a gravelled driveway with plenty of parking and turning space. This road travels into Brecon Beacons National Park southerly and into Llangadog village northerly, where it turns west to access the A483/A40 route. The M4 Motorway can be joined 20 miles southerly at Pont Abraham.

The quaint and popular market village of Llangadog offers good local amenities and is 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 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 17<sup>th</sup> 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.

Llangadog Common is outside the village (the property is near the common), offering pleasant strolls by the river Sawdde. An old cattle and sheep droving route once shadowed the Sawdde river valley from the Black Mountain to Llangadog, and the track now provides a country walk.

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, 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.



Aspects of the Gardens & Grounds







Side View of the Residence (right) and Cottage (left)



The River Sawdde at the boundary





**VIEWING:**

**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)**

**SERVICES:**

We understand that the property is connected to mains electricity and mains metered water, and has a private septic tank drainage system. LPG gas connection (2,000 litre tank). 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 Council Tax Bands for the property are:-  
Main Residence – Band “F”, Cottage – Band “B”  
(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:**

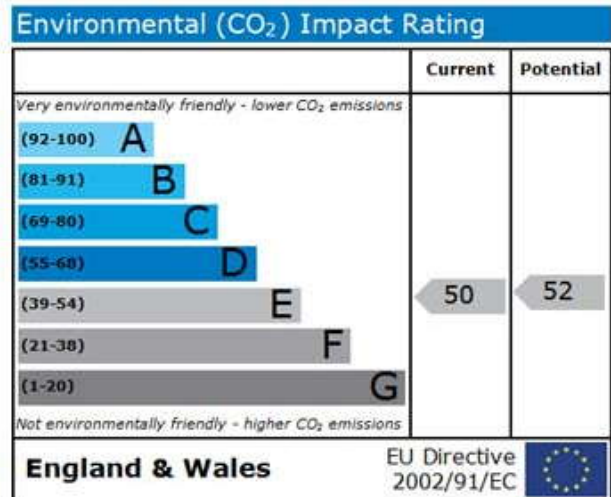
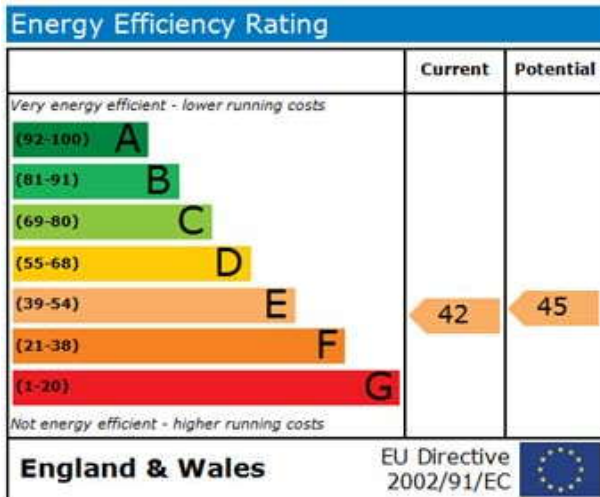
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:**

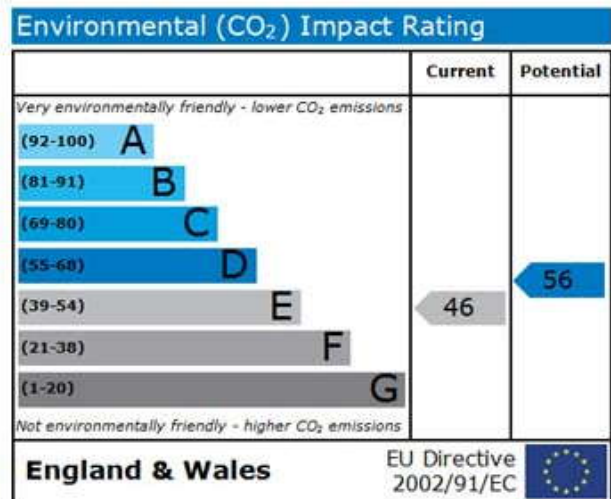
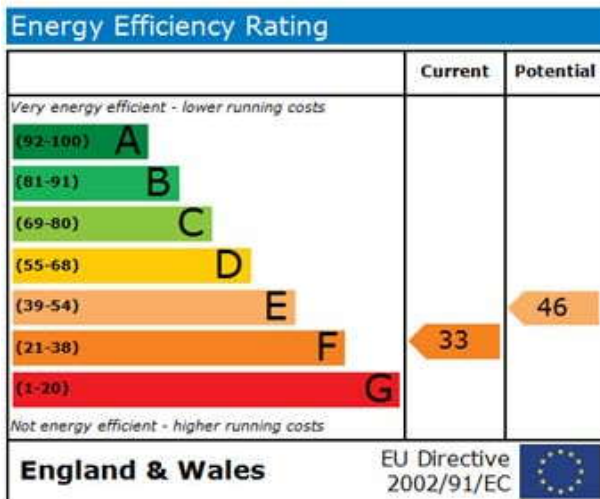
We are informed that the property is freehold with vacant possession on completion, by arrangement.

**ENERGY PERFORMANCE:**

**Penybont Fach – Main Residence**



**Y Beudy – Cottage**



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.

**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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