

Ref: Ocly80 Clynsaer Farm, Cyngordy, Llandovery, Carmarthenshire, SA20 0LP

**An appealing Smallholding with c. 9.5 Acres of Land (further 3.5 acres available).
Renovated 3 Double Bedroomed Farmhouse, Modern General Purpose Building,
Brick Built Traditional Stables, Timber Cabin with former Indoor Pool,
Pastureland, Stream Boundary**

Cyngordy village 1 ½ miles, Llandovery 6 miles, Llandeilo 18 miles, Builth Wells 18 miles



The residence is a period, stone built farmhouse with rendered elevations, a slate roof and a sizeable later addition. We are advised that the house has undergone refurbishment but still retains its traditional character with a wealth of features, providing a desirable country home in a rural yet convenient location. (EER: F).

Accommodation: Ground Floor: Entrance Hall, Kitchen, Utility Room, Cloakroom, Dining Room, Study and Large Lounge with Inglenook Fireplace. First Floor: 3 Double Bedrooms, (one with balcony), Bathroom.

Outbuildings: Modern Steel Framed Barn 40' x 20', Traditional Brick Built Building with Garage and Stabling for 5 horses. Timber Cabin with former 'wave effect' indoor Swimming Pool.

Circa 9.5 Acres (to be confirmed), gently sloping to steeper pastureland divided into 2 main enclosures, with a stream to the lower boundary. **N.B. An additional 3.5 acres of sloping land may be available subject to separate negotiation.**

Locality There are extensive walking and cycling opportunities on the doorstep and for the equestrian minded, there are excellent horse riding trails in Crychan Forest which we understand can be reached from this property via an adjacent bridleway.

The village of Cyngordy is 1 ½ miles away with a small country railway station on the Swansea to Shrewsbury Heart of Wales scenic line. The attractive old market town of Llandovery, 6 miles away with all essential town amenities including cottage hospital, doctors surgery, petrol station, pubs, a primary school and Llandovery College.

Price Guide: £330,000 No Onward Chain

THE ACCOMMODATION COMPRISES:

With LPG fired central heating, and double glazing throughout.

Ground Floor –

- ENTRANCE HALL:** 7' x 6'. Half glazed front door leads into the entrance hall. Tiled floor, window to the front and doors to the study, utility room and dining room:
- STUDY:** 11'10" x 8'. Three windows to the front and one to the side. Further window looking into the dining room.
- UTILITY ROOM:** 8'6" x 6'6". Range of base units with sink and mixer tap. Plumbing and space for a washing machine and tumble dryer. Tiled splash backs, tiled floor. Window to the front and further window looking into the kitchen. Door to the cloakroom.
- CLOAKROOM:** Wash hand basin, close coupled W.C. Tiled floor, half tiled walls. Window to the front.
- DINING ROOM:** 15'2" x 8'6". Window to the side aspect. Window looking into the study. Built in storage cupboard.
- KITCHEN:** 12'8" x 8'7". Range of wall and base units with work surfaces over and stainless steel sink with single drainer. Tiled splash backs. Plumbing and space for a dishwasher. Cooker control point with Stoves Oven and Stoves LPG Hob and concealed extractor. Integral fridge/freezer. Window to the side and further window looking into the rear utility room.
- LOUNGE:** 27'6" max' x 16'6". Lovely Inglenook fireplace with former bread oven, oak bressumer beam over, multi fuel stove on a slate hearth. French doors and window to the rear elevation. Staircase to the first floor.

First Floor –

- LANDING:** Built in airing cupboard which houses the boiler.
- BEDROOM 1:** 16'8" x 10'3" inc' to 15'. Window to the rear overlooking the gardens, front field and countryside beyond. Door to the balcony.
- BEDROOM 2:** 13'10" x 13'5". Built in wardrobe and cupboard, access to the loft. Window to the rear, with pleasant views over the properties front field and countryside beyond.
- BEDROOM 3:** 14'7"x 9'. Built in cupboard. Window to the front with lovely far reaching views of the property's garden, outbuildings and pastureland.
- BATHROOM:** 11'6" x 9'. White suite comprising bath, shower enclosure, vanity unit with wash hand basin and wall units with fitted mirror, shaver point and light. Close coupled W.C. Tiled walls. Sliding door to the airing cupboard (also accessed from the landing). Window to the front with views as above.

THE APPROACH, GARDENS, OUTBUILDINGS, & LAND:

- THE APPROACH:** The property is approached off a tarmacadam no though lane, (which serves one other property) and has a bespoke wrought iron gated entrance into a private driveway.
- GARDENS:** Gravelled area from the entrance gates leads to the house and stables with plenty of parking and turning space.
- There is a pretty raised goldfish pond to the front of the house with mature shrubs and mature trees. A pathway leads around to the rear of the house where there is a private enclosed patio with level lawn area and access to the Timber Cabin/Swimming Pool.
- TIMBER CABIN WITH FORMER SWIMMING POOL:** 22' x 16'. An attractive timber cabin with double French doors and windows to the front, power and lighting. We are informed there is an indoor swimming pool (installed with a wave system).
N.B. The pool is not currently in use and has been covered over, we are informed it could be re-instated if required.
- MULTI – PURPOSE MODERN BARN:** 40' x 20'. Steel framed, partial block built and profile clad modern barn. With power and lighting. Concrete floor. Accessed via double vehicular doors. Ideal for animals or garaging/workshop etc.
- TRADITIONAL BRICK BARN/STABLING:** 60' x 20' overall. Brick built with a slate roof:
- Section 1: 13' x 19'. Stable door to the front, leading to two internal stables with cobbled floor.
- Section 2: 36' x 19'. Three stable doors to the front, part cobbled and part concrete floor. Currently an open area but partitions could be put back in place if required.
- Section 3: 11' x 14'. Open fronted used as garaging/store.
- LAND:** We are informed the property is set in a total of circa 9.5 acres (to be confirmed). The land consists of predominantly pasture divided into two enclosures, a gently sloping field to the rear and one steeper field to the fore. In our opinion, all are suitable for horses or a variety of other animals.
- There is a further small strip to one side of the approach track which leads down to the Nant Hirgwm stream.
- N.B. An additional 3.5 acres of sloping land may be available subject to separate negotiation.
- HORSERIDING/ WALKING/CYCLING:** We understand there is an adjacent bridleway which goes into Glyn Saer Forest and then leads into Crychan Forest, which offers superb opportunities for horse riding, cycling and walking.

SERVICES: We understand that the property is connected to mains electricity and has a private, water supply, and a private drainage system. LPG central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

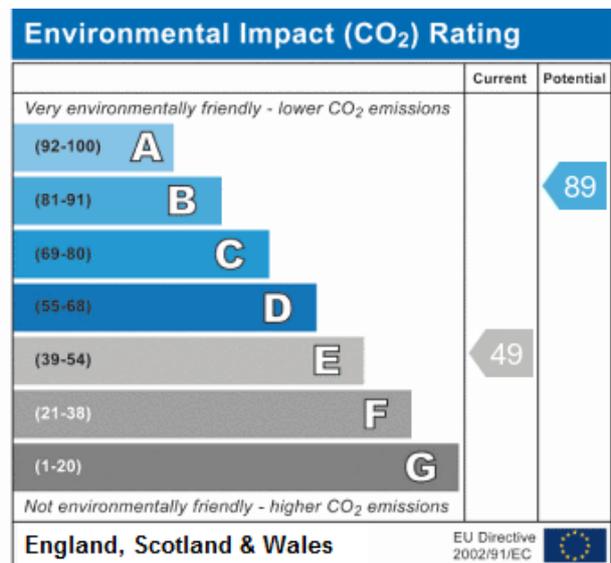
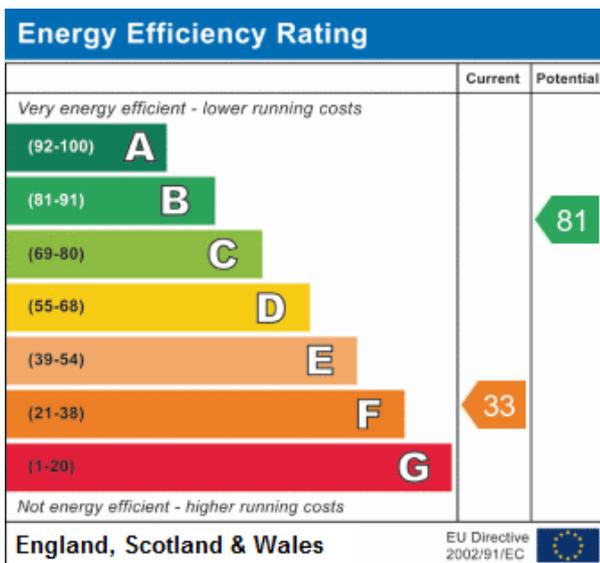
COUNCIL TAX: We are informed that the property is within Council Tax Band 'E'.

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 FIGURES:



VIEWING ... By prior appointment with – ProFILE HOMES
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THE LOCALITY:

Cynghordy is a small rural community easily accessible off the A483 road, with a church, chapel, and a little railway station on the scenic Heart of Wales country line, which runs from Swansea up to Shrewsbury over 121 miles through beautiful countryside connecting charming towns and villages (Swansea provides inter-city services to London). The locality is predominantly dependent on farming and forestry, lying in the wide valley of the river Bran. The surroundings present opportunities for walking, riding, cycling, bird-watching, fishing (with permits) and touring, with numerous visitor attractions within easy travelling distance. The A483 road travels up through the centre of Wales from Swansea to Chester, and the A40 trunk road can be accessed in Llandovery providing a route across south-west Wales and a scenic way into England. The M4 Motorway can be accessed about 29 miles south-westerly at Pont Abraham.

Llandovery is 6 miles away, a friendly and attractive old market town enjoying a lovely setting in the picturesque Towy Valley surrounded by rolling hills near the glorious landscapes of the Cambrian uplands and the Brecon Beacons National Park. This popular town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). There is a good selection of shops, a supermarket, post office, banks, hotels, cafes, restaurants, pubs, swimming pool, doctor's and dentist's practices, small cottage hospital, primary and secondary schools, rugby club, bus service, and Heart of Wales railway station. The High Street is part of the A40 road and the A483 also serve the town.

The 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 massif to the west, the Fforest Fawr, the Central Brecon Beacons and the Black Mountains Range to the east. The scenery is spectacular and diverse 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. There are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Llanwrtyd Wells in Powys is about 5 miles north-easterly from the property by the river Irfon (a tributary of the river Wye), a charming little Victorian spa town in a lovely setting with a selection of shops, sub post office, garage, primary school, and health centre, pubs, hotels and restaurants. There is also a tourist information centre, a red kite centre, a Heart of Wales railway station, and a woollen mill on the outskirts of town. Llanwrtyd is an eisteddfod site and the locality is host to various annual events including an agricultural show and sheep dog trials, mountain biking and walking events, and more notably the World Bog Snorkelling Championships and the Man-versus-Horse Marathon. **Llangammarch Wells** is another spa town about 5 miles further on, also on the Heart of Wales line.

Builth Wells is 18 miles away, a market and spa town nestling on the banks of the River Wye amidst beautiful, unspoilt countryside. The town developed in Victorian times because of the mineral waters and offers a good range of independent shops, main post office, banks, pubs and eateries, primary and secondary schools, library, modern sports centre, arts centre with cinema, and a delightful 18th Century stone bridge fording the Wye. Builth Wells 18-Hole Golf Course is set in lovely woodland countryside at the edge of town. The town is most famous for its Royal Welsh Showground, home to the celebrated **Royal Welsh Agricultural Show** held annually in July, and to other events during the year including dog shows, horse and pony events, antiques fairs, and a winter agricultural fair.

Llandeilo is 18 miles southerly, off the A40 and A483 roads, a delightful small town in an elevated position on the western banks of the River Towy at the fringe of the Black Mountain in Brecon Beacons National Park. The town retains an old world charm with narrow streets and Georgian architecture, and provides good amenities including primary and secondary schools, distinctive independent shops, health centre etc. and also has a railway station is on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury.

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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