

Ref: 0cwm11

Cwm Yr Esgair Isaf, Llanwrda, Carmarthenshire, SA19 8BP

A Charming 3 Bedroom Characterful Cottage nestled in a picturesque completely private rural setting. Circa 1.75 acres of beautiful landscaped gardens and grounds. Panoramic countryside views.

Llanwrda /A40 3.5 miles, Llangadog 6 miles, Llandovery 7 miles, Llandeilo 11.5 miles, Carmarthen 25 miles



This delightful country home is very well presented and has a welcoming ambiance.

Ground Floor: Conservatory, Lounge, Sitting Room, Kitchen, Utility Room, Boiler Room, Shower Room.

First Floor: Master Bedroom with en suite Bathroom, 2 Further Bedrooms, Study area, Family Bathroom. Adjoining Garage. E.E.R: F.

Circa 1.75 Acres: Extensive split level landscaped gardens with summerhouse, greenhouse and sizeable garden shed.

Locality: Rural yet easily accessible location within easy driving distance of amenities via the A482 1 mile away and the A40/ Llanwrda Village with shop 3.5 miles. A good range of larger village amenities can be found at Llangadog 6 miles away, whilst the popular Towy Valley market towns of Llandovery, 7 miles, and Llandeilo, 11.5 miles, offer fuller amenities. There is a well-known public school in Llandovery. There are numerous visitor attractions within easy travelling distance and the Cardigan Bay and Carmarthen Bay coasts are less than an hour's drive away. The County Town of Carmarthen is 25 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station.

Guide Price: £310.000 No Onward Chain

THE ACCOMMODATION COMPRISES:

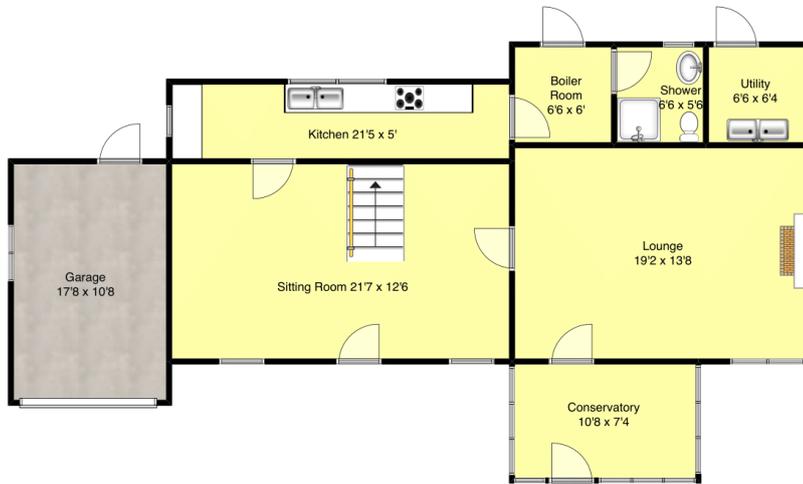
Ground Floor –

CONSERVATORY:	10'8" x 7'4". Half glazed front door, windows on three sides, tiled floor, panelled door into the lounge.
LOUNGE:	19'2" x 13'8". Exposed ceiling timbers, open Fireplace, two windows to the front. Four steps up to a door to the sitting room.
SITTING ROOM:	21'7" x 12'6". Two windows and door to the front aspect. Staircase to the first floor. Stable door to the kitchen.
KITCHEN:	21'5" x 5'. Range of cream farmhouse style wall and base units with granite effect worksurface, 1 ½ bowl stainless steel sink, ceramic hob, tiled splashbacks. Eye Level Double Oven. Built in storage cupboard with shelving over. Window to the rear and side. Tiled floor. Door to the Boiler Room.
BOILER ROOM:	6'6" x 6'. Door to the rear, traditional quarry tiled floor. Oil fired boiler which serves the central heating and hot water. Cloaks area. Door to the shower room.
SHOWER ROOM:	6' 6"x 5'6". Shower enclosure, pedestal wash hand basin, close coupled W.C. Tiled walls, tiled floor. Window to the rear and Velux roof light.
UTILITY ROOM:	6'6" x 6'4". Wall and base unit with stainless steel sink. Plumbing and space for a washing machine and tumble dryer. External access from the rear of the house, window to the rear. Velux roof light.

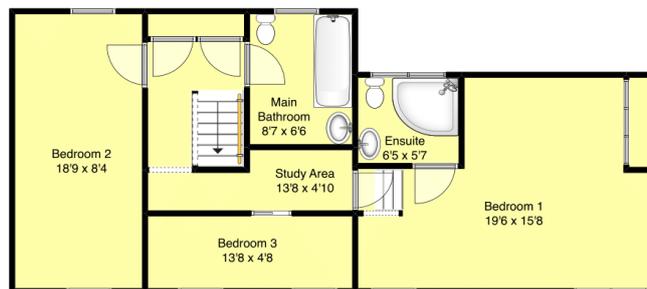
First Floor –

MAIN LANDING:	Staircase from the sitting room leads to the main first floor landing with doors off to bedroom 2 and the bathroom. Loft access. Airing cupboard and linen cupboard. An opening leads through to the front landing/study area.
BEDROOM 2:	18'9" x 8'4". Windows to the front and rear.
BATHROOM:	8'7" x 6'6". Pale cream suite comprising panelled bath, fitted base unit with inset wash hand basin, close coupled W.C. Tiled splashbacks, window to the rear.
FRONT LANDING/STUDY AREA:	13'8" x 4'10". Recess with ample space for a desk. Doors to bedrooms 1 and 3.
MASTER BEDROOM 1:	19'6" x 15'8". Four steps lead down into the bedroom. Dual aspect with two windows to the front and one to the side. Built in double wardrobes. Loft access, door to the en suite bathroom.
EN SUITE BATH ROOM:	6'5" x 5'7". Pale grey suite comprising corner bath, pedestal wash hand basin, close coupled W.C. tiled splashbacks, window to the rear.
BEDROOM 3:	13'8" x 4'8". Two windows to the front.

Cwm-yr-Esgair Isaf SA19 8BP



Ground Floor



First Floor

EXTERNALLY:

THE APPROACH:

The property is approached via a council maintained country lane and then along a hard surfaced track which meanders through adjoining farmland to the gated entrance to the property. From here a gravelled tree lined driveway continues to the front of the cottage and garage.

ADJOINING GARAGE:

17'8" x 10'8". Up and over aluminium vehicular door, pedestrian door to the rear and side window. Concrete floor, power and lighting.

GARDENS:

The split level gardens are a particularly attractive feature of the property being well stocked with specimen shrubs and trees and offering all year round colour. To the side of the residence there is a summerhouse which offers a tranquil place to sit or could be used as an arts and crafts studio. Nearby is a sizeable shed for garden implement storage. A greenhouse provides space for growing vegetables and garden plant propagation etc. There is a sizeable garden area situated to the rear of the property and for the most consists of a sloping meadow area flanked by small trees. Extensive valley countryside views can be enjoyed from both the front and side garden areas. In the agents opinion the land is not suitable for livestock other than perhaps chickens and/or ducks and geese.

SERVICES:

We understand that the property is connected to mains electricity, has a private water supply, and a private drainage system. Oil fired 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 Council Tax Band is "F" (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.

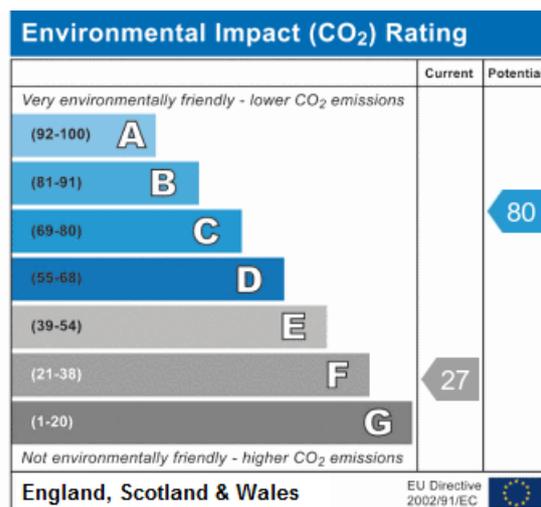
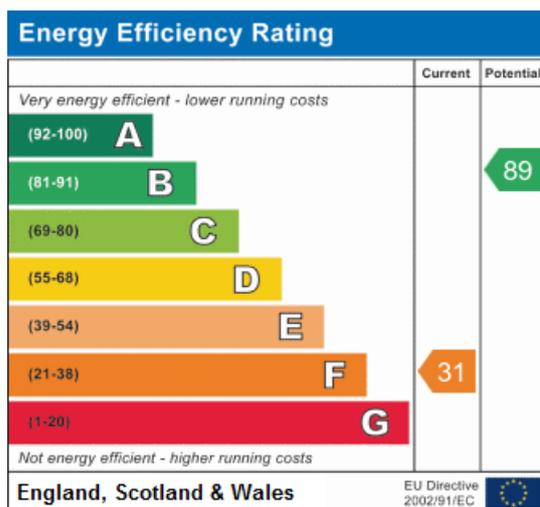
VIEWING:

By appointment with **PROFILE HOMES**

Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com



THE LOCALITY:

Llanwrda's village amenities are about 3.5 miles southerly, including a convenience store, village hall, church, and a small railway station on the outskirts on the scenic Heart of Wales country (Swansea to Shrewsbury. Swansea provides regular inter-city services to London). The old village is near the junction of the A40 and the A482, by the River Dulais, which flows south-easterly to join the larger Towy River beyond the A40. The Brecon Beacons National Park is within easy reach on the other side of the Towy neighbouring Llangadog, Llandovery and Llandeilo, and the region is popular for leisure activities such as walking, horse riding, cycling, fishing (with permits), bird watching, and sight-seeing, with numerous visitor attractions within easy travelling distance, including country parks and gardens, romantic castles, and the delights of the Welsh coast (less than an hour's drive).

Llangadog is 6 miles southerly, an old drovers' and market village at the fringe of the National Park, providing good local amenities including a primary school, doctor's surgery, general convenience store/post office, butcher's shop, pubs with restaurants, church, and a small Heart of Wales railway station on the outskirts.

Llandovery is 7 miles north-east of the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, main post office, banks, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small community hospital, primary school, and a Heart of Wales railway station. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well-known public school (Llandovery College).

Llandeilo is 11.5 miles south-westerly, a popular and historic town with independent shops, pubs and eateries, main post office, health centre, primary and secondary schools. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy. The town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers.

The Brecon Beacons National Park extends from Llandeilo and Llandovery 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 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.

Lampeter is 14 miles north-westerly, in the Teifi Valley, a university and traditional market town at the foothills of the Cambrian Mountains.

Carmarthen is 25 miles south-westerly, the busy county town and commercial centre on the meandering Towy river, with excellent shopping, multi-screen cinema, university college, general hospital, and main line railway station, with main roads radiating out to all regions, including the A40, A48/M4 Link, A484 and A485. The celebrated **National Botanic Garden of Wales** is a few miles east of Carmarthen.

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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