

Ref: 0pen52

Penygraig, Llanddeusant, Llangadog, Carmarthenshire, SA19 9TH

**Period Cottage of Immense Charm & Character with c.27 Acres of Land.
Secluded setting within the Brecon Beacons National Park, enjoying complete
privacy, and far reaching views.**

Llangadog 4½ miles, A40 5½ miles, Llandeilo 9 miles, M4 20 miles, Carmarthen 23 miles.



This charming residence is believed to date back to the late 18th Century, being built of stone under a slate roof, with a plethora of character, exposed beams and an Inglenook fireplace, all tucked away in the stunning Brecon Beacons National Park.

Accommodation: Ground Floor – Kitchen, Lounge/Dining Room with Inglenook Fireplace, Bathroom.
First Floor: 3 Double Bedrooms, Shower Room.

Outbuildings: Well maintained former Coach House and adjoining Stone Barn. Modern General Purpose Building.

Circa 27 Acres (to be confirmed): The property totals approximately 27 Acres. The majority of the land being level to gently sloping pastureland. There is an area of sloping amenity land and approximately 4 acres of woodland. Located in the home paddock, is a 40m x 20m Manege and circular lunging ring.

The property enjoys a secluded location, commanding superb far reaching views across rolling hills and the Black Mountains. Llangadog village is 4½ miles distant, with a newsagents and post office, general store, butcher's, doctor's surgery, pubs and eateries, primary school, and a small railway station on the outskirts. Fuller town amenities and schools are provided by Llandeilo and Llandovery, both 9 miles away. Carmarthen is 23 miles away and the coast is within an hour's drive.

PRICE: £450,000 NO ONWARD CHAIN

THE ACCOMMODATION COMPRISES:

Oil fired central heating, ledged and brace doors.

- SIDE ENTRANCE:** Half glazed stable door at the side of the cottage leads into the kitchen:-
- KITCHEN:** 12'6" x 7'. Range of Farmhouse style wall and base units with work surface over. 1½ bowl stainless steel sink with mixer tap and single drainer, plumbing and space for a dishwasher, tiled splash backs. Cooker control point. Dresser unit and space for a fridge/freezer. Window to the rear, ceiling downlights, extractor fan, tiled floor. Opening to the lounge/dining room, and door to an inner lobby.
- INNER LOBBY:** Plumbing and space for a washing machine and tumble dryer. Worcester oil fired boiler which serves the central heating and the hot water. Tiled floor. Door to the bathroom.
- BATHROOM:** 8'7" x 7'6". White suite comprising pedestal wash hand basin, fitted mirror with lighting over and shaver socket, bath with hand shower attachment and tiled splash backs, close coupled W.C. Chromium heated towel rail, tiled floor. Tall storage unit and wall cupboard. Window to the side. Extractor fan.
- LOUNGE/DINING ROOM:** 22'10" x 15'3". Impressive Inglenook fireplace (renovated in the 90's) with feature former bread oven, housing a multi-fuel stove on a slate hearth with Bressumer beam over. Recess to one side with shelving. Exposed ceiling beam, two sash windows and half glazed door to the front aspect. Staircase to the first floor with under stairs cupboard.
- First Floor –**
- LANDING:** 12'5" x 6". Loft hatch with loft ladder. Airing cupboard with slatted shelving and immersion heater. Doors to:
- BEDROOM 1:** 13'6 x 11'. Sash window to the front aspect, built in wardrobes and dressing table.
- BEDROOM 2:** 12'9" x 12'8". Sash window to the front aspect, built in wardrobe and dressing table.
- BEDROOM 3:** 10'10" x 9'10". Window to the rear. Built in wardrobes.
- BATHROOM:** 9'7" x 4'4". White suite comprising corner wash hand basin, fitted mirror with lighting, large shower enclosure, W.C., fitted medicine cupboard. Window to the rear. Extractor fan.
- LOFT:** Fully boarded and insulated with lighting. Water tanks.
- EXTERNALLY:**
- THE APPROACH:** The property is approached off a very quiet council maintained lane, which then turns into a 300 yard approx' farm track, culminating at the homestead.

THE OUTBUILDINGS:

FORMER COACH HOUSE & STONE BARN:

Coach House: 25' x 20'. Stone building which has been well maintained to include re-pointing, new wooden doors, a profile roof and guttering. Formerly the coach house and stable, with vehicular door and stable door to the front. Small window facing the front aspect and a high level window to the pine end.

Adjoining Stone Barn: 46' x 22'. Again, well maintained barn with a profile roof and guttering. Stable door to the front and vehicular doors to the front and rear.

MODERN GENERAL PURPOSE BUILDING:

75' x 40'. Steel framed, with partial block walls, aerated wall panelling, vehicular doors to the front and side.

THE GARDENS:

To the front of the cottage, there is a small paved terrace enclosed by a dwarf wall and railings. A gateway leads to the front door. Extensive grassed areas around the cottage provide a blank canvas for the new owner to design and create their own gardens.

THE LAND:

We understand the property totals approximately 27 Acres.

The land is predominantly level to gently sloping pastureland, divided into various grazing enclosures bound by stock fencing, natural hedging and some post and rail fencing. To the front of the cottage some rough grazing and amenity land with about 4 acres of woodland below which borders the road. Beyond the stone barns, a copse provides a further area of interest.

MANEGE & LUNGING RING:

40m x 20m. The manege is enclosed by post and rail fencing and in need of re-surfacing. Adjacent to the manege is a steel fenced circular lunging ring.

SERVICES:

We understand that the property is connected to mains electricity, mains water supply, and a private drainage system. The residence has oil-fired central heating via a Worcester boiler. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We understand that the property is currently within Council Tax Band D (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.

We understand that there is an emergency services telecommunications mast on the property (not included in the sale), which is situated on the south east edge of the land. Further details with the agents.

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 – PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

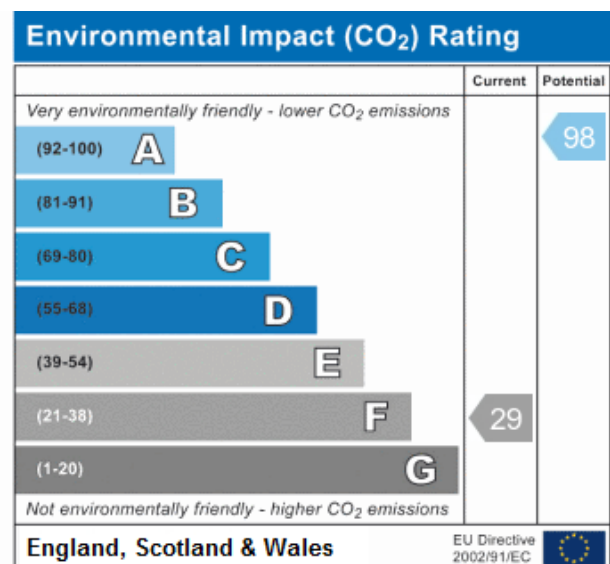
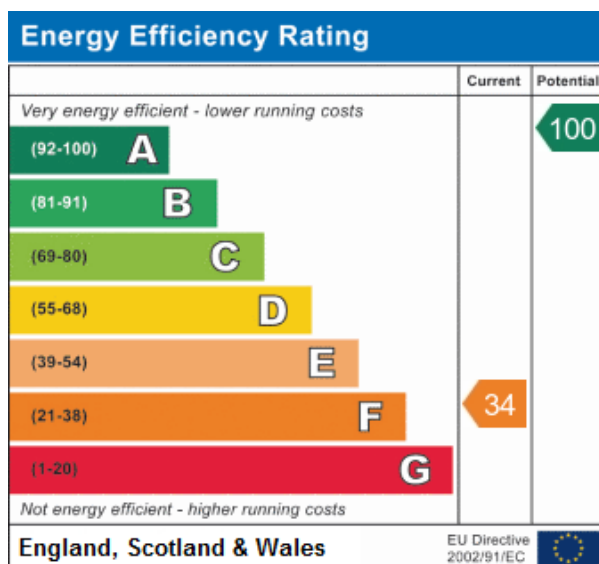
THE LOCATION:

Approximate Distances: Llangadog village 4½ miles, A40 road 5½ miles, Llandeilo 9 miles, Llandovery 9 miles, M4 Motorway 20 miles, Lampeter 21 miles, Carmarthen 23 miles, Swansea 26 miles, Cardiff 56 miles.

Brecon Beacons National Park 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 Black Mountains Range to the east. The scenery is spectacular with countryside that includes 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. The park can be explored on foot, horseback, bicycle or by car, and is a haven for wildlife, with a wide variety of birds. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen. The 14th Century **Carreg Cennen Castle** is particularly impressive, being dramatically set atop a limestone outcrop some 7 miles south-west of the property near the village of Trapp.

Llangadog, an old drovers’ and market village in the Towy Valley, is about 3¼ miles to the north-west of the property, providing good local amenities including a **primary school**, doctor’s surgery, general convenience store/post office, butcher’s shop, pubs with restaurants, St. Cadog’s church, and a small railway station on the outskirts, which is on the scenic Heart of Wales line.

ENERGY EFFICIENCY RATING



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.**

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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