

Ref: 0tyl62

Tyllwyd Hir, Llanwrda, Carmarthenshire, SA19 8AS

**An attractive 5 Bedroom Country Residence, surrounded by its own delightful gardens, grounds and paddocks approaching c. 12 Acres.
Situated at the Northern edge of the scenic Towy Valley with far reaching panoramic views of the Brecon Beacons.**

A40 2 miles, Llangadog 5½ miles, Llandovery 6 miles, Llandeilo 10 miles, Carmarthen 25 miles, M4 18 miles



This appealing country Farmhouse, built we believe around 1900, of stone construction with a later substantial rear addition, all under a slate roof, has, we are informed, been renovated to a high standard and now affords a beautiful welcoming stylish home with well-designed and elegant rooms.

Ground Floor: Entrance Hall, Lounge, Dining Room, Open Plan Kitchen/Living Room, Utility Room, Laundry Room and Cloakroom.

First Floor: 3 Double Bedrooms all with En Suite Shower rooms, further Double Bedroom with En Suite Shower Room and Dressing Area. Leading on to a Study. Scope for a Studio Apartment.

Second Floor: Double Bedroom, Bathroom. (EER: E)

OUTBUILDINGS: Two Car Ports, Modern Barn with 4 internal Stables and Store (Scope for conversion S.T.P.P), Dutch Barn.

CIRCA 12 ACRES (tbc): Large gardens, predominantly gently sloping pastureland in two main enclosures and further smaller paddocks and copses.

LOCALITY: Rural yet easily accessible location within easy driving distance of amenities with a good road network provided by the A482 and A40. Local village amenities are provided by Llanwrda, 2 miles, and Llangadog, 5½ miles, whilst the popular Towy Valley market towns of Llandovery, 6 miles, and Llandeilo, 10 miles, offer fuller amenities and easy access into the Brecon Beacons National Park. 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: £499.950

THE ACCOMMODATION COMPRISES:

With uPVC Double Glazing, Oil fired central heating. Oak floors, predominantly Oak ledged and brace doors. Panoramic views to the Brecon Beacons from all front facing windows.

Ground Floor –

ENTRANCE HALL: 9' x 8'3". A solid Oak front door leads into the entrance hall with sunken coir mat and oak wood flooring. Oak staircase to the first floor and doors off to the Lounge and Dining Room.

LOUNGE: 18'3" x 15'6". Excluding the bay window. Feature 'Laura Ashley' wall panelling, fireplace housing a multi-fuel stove on a slate hearth with bressumer beam over. Built-in cupboards to one side. Oak floor. Large bay window to the front aspect. Door through to the Kitchen/Living Room.

DINING ROOM: 15'2" x 12'4". Excluding the bay window. Oak flooring. Fireplace housing an LPG coal effect stove on a slate hearth. Large bay window to the front. Door through to the kitchen/living room.

OPEN PLAN

KITCHEN/LIVING ROOM: 34'3" x 18'3". Overall.
In the main kitchen area, a range of cream farmhouse style wall and base units with beech solid wood work surfaces and tiled splashbacks. Glass fronted display cabinets. Cooker control point with a Britannia Range Cooker and chimney hood extractor over. Tiled floor and ceiling downlights. Door to the utility room.
Opening through to the rear kitchen area with matching units, beech solid wood work surface, ceramic sink with single drainer and mixer tap, plumbing and space for a dishwasher. Window to the rear, window to the side and half glazed door to the rear garden. Tiled floor, ceiling downlights.

Living Area – Two windows to the rear, oak wood floor, fireplace with feature former bread oven to one side and timber mantle above, housing an LPG coal effect stove on a slate hearth. Door through to the lounge.

UTILITY ROOM: 6'7" x 6'2". Beech wood effect work surface, plumbing and space for a washing machine and tumble dryer. Tiled floor. Window and half glazed door to the front.

Short passageway from this room accesses the cloakroom and laundry/boiler room.

CLOAKROOM: 6'3" x 4'5". White suite comprising pedestal wash hand basin, close coupled W.C. Heated towel rail, window to the side aspect. Extractor fan, ceiling down lights. Tiled walls, tiled floor.

LAUNDRY/BOILER ROOM: 12'9" x 6'8". Range of farmhouse style base units with beech wood effect work surface, stainless steel sink. Tiled walls and tiled floor. Grant oil fired boiler which serves the central heating and hot water. Borehole fed water cylinder with ultraviolet treatment and purification system.

First Floor –

LANDING: 19' x 7'6". Staircase from the entrance hall leads up to the first floor landing. Sash window to the front. Staircase to the second floor.

BEDROOM 1:	15'4" x 15'. Exposed wood floor, sash window to the front, door to the en suite.
EN SUITE SHOWER ROOM:	6' x 5'10". White suite comprising pedestal wash hand basin, fitted mirror with light and shaver point. Close coupled W.C. Shower enclosure. Heated chromium towel rail, extractor fan, tiled walls, tiled floor.
BEDROOM 2:	12'10" x 12'2". Built in wardrobe, exposed wood floor, sash window to the front aspect. Door to the en suite.
EN SUITE SHOWER ROOM:	8' x 4'2". White suite comprising pedestal wash hand basin, fitted mirror, light and shaver point. Close coupled W.C. Heated chromium towel rail, extractor fan, tiled walls, tiled floor.
BEDROOM 3:	14'10" x 10'. Window and Velux roof window to the rear, door to the en suite.
EN SUITE SHOWER ROOM:	7'7" x 6'3". White suite comprising pedestal wash hand basin with fitted mirror, light and shaver point. Close coupled W.C., shower enclosure, extractor fan, ceiling downlights, tiled walls and tiled floor. Window to the rear.
BEDROOM 4:	13' x 9'10". Velux roof window to the rear, door to the en suite. Opening to the dressing area.
EN SUITE SHOWER ROOM:	6'1" x 6'3". Pedestal wash hand basin, fitted mirror, light and shaver point. Close coupled W.C. Shower enclosure, heated chromium towel rail, tiled walls, tiled floor. Ceiling down lights. Extractor fan. Ceiling sun light.
DRESSING AREA:	8'10" x 8'2". Window to the side, Velux roof window to the rear. Built in wardrobe. Door through to the study.
STUDY:	15' x 7'2". Window to the side, vaulted ceiling with feature tapered window to the front. Ceiling downlights, half glazed door with window on one side, which leads to external steps which lead to the garden and driveway. Storage cupboard.

N.B. In the agents opinion it would be possible to create a bijou apartment encompassing bedroom 4, shower room, dressing area and the study.

Second Floor-	An oak staircase from the first floor landing leads to the second floor landing, oak floor, built in storage cupboard and further built in heated linen cupboard. Doors to Bedroom 5 and the bathroom.
BEDROOM 5	17'4"x14'3". Vaulted ceiling with exposed A frames, four Velux roof windows to the front, built in wardrobes and built in eaves storage cupboards.
BATHROOM:	12'5" x 8'3". White suite comprising pedestal wash hand basin with fitted mirror and lighting. Close coupled W.C. Shower enclosure, double ended bath with tiled surround. Chromium heated towel rail, partially tiled walls, Velux roof window to the front and rear.

N.B. Floor plans can be found at the end of the particulars

EXTERNALLY:

THE APPROACH:

The property is approached via a very long, hard surfaced track, which turns off the A482 road, and meanders gently uphill, passing adjoining farmland to the gated entrance to the property. From here the driveway continues with the property's own land either side, to a very large gravelled area where there is ample parking and turning space. A further gravelled driveway continues to the side of the house and to the car ports.

DETACHED MODERN BARN:

43ft x 23ft. This modern block built, stone and brick faced barn has a profile roof and currently provides internal stabling for 4. The entrance is via a double door opening to the front which leads into a small corridor from where the stables can be accessed. A separate storage area can be reached from the side of the building.

The barn has an enclosed concrete apron to the fore, providing a useful space for restricted horse/livestock turnout when appropriate.

N.B. In the agents opinion this building lends itself to conversion perhaps to an annexe or holiday let - subject to Planning Permission being granted.

DUTCH BARN:

3-Bay Dutch Barn, partially block built with corrugated sides and roof.

SERVICES:

We understand that the property is connected to mains electricity, has a private borehole water supply, and a private drainage system. There is an LPG gas connection for the range cooker and two of the cast iron stoves. Oil fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. Wireless Broadband is currently installed at the property.

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:



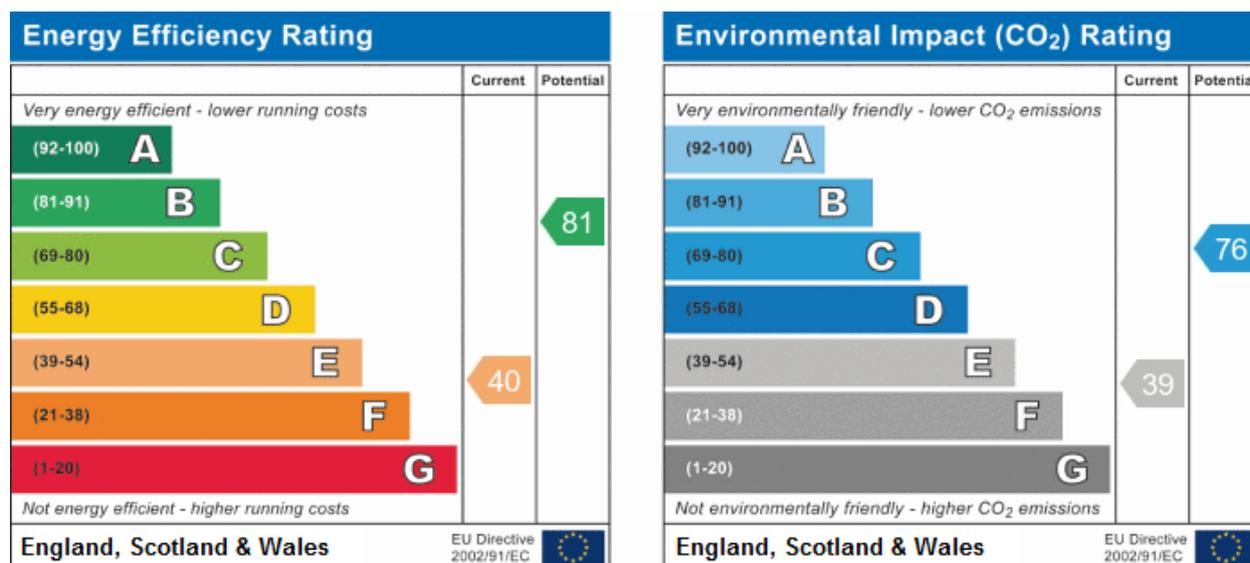
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ENERGY PERFORMANCE FIGURES



THE LOCALITY:

Llanwrda's village amenities are about 2 miles southerly, including a pub, convenience store, primary school, 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 5½ 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 6 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 10 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 14½ 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.

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Ground Floor

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First Floor



Second Floor

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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