PROFILE HOMES

Tel: 01550 777790 Email: contact@profilehomes.com
Website: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU
V.A.T. Registration No: 479 7600 00

Ref: 0cwr45

Y Cwrt, Myddfai Road, Llangadog, Carmarthenshire, SA19 9LE.

**A delightful 3 bedroom period home enjoying a picturesque countryside setting with far reaching rural views in established gardens of half an acre.**

Llangadog village 2.4 miles, Myddfai village 3 miles, Llandovery 3.5 miles, Llandeilo 8 miles, Brecon 24 miles.

Located at the gateway to the Brecon Beacons National Park, the property has, over the years been thoughtfully extended and sympathetically upgraded to create a beautifully presented three bedroom residence, including a principal bedroom with en-suite facilities. Set within approximately half an acre of mature established gardens, the property enjoys privacy with no immediate neighbouring homes, yet is conveniently located just a five minute drive from the highly sought after village of Llangadog. Combining period charm with modern comfort, this immaculate home offers the perfect balance of peaceful rural living and everyday convenience. (EPC: D).

**The Accommodation:** Ground Floor: Garden Room, spacious Sitting Room with multi-fuel stove, Kitchen/Dining Room. First Floor: Principal Bedroom with en-suite Shower Room, Two further Double Bedrooms and family Shower Room.

**Gardens & Grounds:** Wrap around pretty established gardens, a useful garden shed and adjoining log store and 12' greenhouse. In all circa half an acre.

**Location:** The property enjoys a pretty tranquil setting close to the Brecon Beacons National Park. This is a desirable area rich in natural beauty, magical legend and history, served by a network of quiet lanes, and paths. Cilgwyn Woods is a short walk away where you can enjoy a 2 mile walking trail throughout the year. The quaint village of Myddfai is 3 miles away and Llangadog Village with a very good selection of village amenities, and pubs, is only 2.4 miles away. Llandovery Town is 3.5 miles away on the A40, providing all essential amenities and Llandeilo 8 miles away also with a good range of town amenities and schools.

**Price: £425,000**

## THE ACCOMMODATION:

Very well presented, with a lovely spacious and welcoming feel, uPVC double glazing and oil fired central heating.

**Ground Floor –**

**ENTRANCE GARDEN ROOM:** 8'6" x 6'6". Glazed front door and glazed window panels on three sides, pitched polycarbonate roof and tiled floor. Door to the sitting room.

**SITTING ROOM:** 23'3" x 15'3". Fireplace housing a multi-fuel stove on a slate hearth. Exposed stone chimney breast, ceiling beams. Two windows to the front and further window to the side aspect. Staircase to the first floor, opening and two steps down to the kitchen/dining room.

**KITCHEN/DINING ROOM:** 25'4" x 13'6". A spacious, light room with a lovely outlook over the gardens. Exposed Ceiling beams. Range of farmhouse style wall and base units with granite effect worksurfaces over, 1½ bowl sink. Integral whirlpool oven and space for a microwave above. Integral concealed freezer and fridge. Four ring electric hob and breakfast bar area. Oil fired combi boiler that provides central heating and hot water. There is a solid fuel Rayburn which is currently unused but could be re-instated if required. Triple aspect with windows to the rear and sides and external door to the patio and garden.

**First Floor –**

**SPLIT LANDING:** From the rear landing, loft access and doors to:-

**PRINCIPAL BEDROOM:** 16'3" x 11'2". Window to the side aspect overlooking neighbouring land and hillside beyond. Wall to wall built in wardrobes. Archway through to the en-suite shower room.

**EN-SUITE SHOWER ROOM:** 9' x 4'8". Shower enclosure, pedestal wash hand basin and low level w.c. Ceiling downlights and extractor fan.

**FAMILY SHOWER ROOM:** 8'8" x 6'10". Shower enclosure, low level w.c. with concealed cistern. Bidet, wash hand basin. Heated ladder style towel rail, tiled walls and tiled floor. Ceiling downlights and extractor fan. Window to the side aspect.

From the front landing, doors to:-

**BEDROOM 2:** 13'7" x 11'6". (Excluding the recess used as a study area). Juliet balcony with French doors to the front aspect with beautiful views across the neighbour's paddocks to the front and the countryside beyond. Further window to the side. Built in wardrobes.

**BEDROOM 3:** 15'9" x 9'10". Juliet balcony with French doors to the front aspect, again with delightful views across neighbouring land and the countryside beyond. Double mirror fronted wardrobes.

**N.B. FLOORPLANS PAGE 5**

## OUTBUILDING:

**BLOCK BUILT SHED:** 14'10" x 9'. Rendered elevations and a profile clad roof. Concrete floor, (no power connected), adjoining the shed is a timber store.

**LOG STORE:** 9'6" x 9'3". Adjoining the shed, of timber construction and used for the storing of logs and bins.

**THE APPROACH:** The property is approached from along the quiet council maintained Llangadog to Myddfai country lane from where entry is gained to the properties private driveway which continues onto a parking and turning area.

**GARDENS:** The property has pretty private gardens, which have been decoratively landscaped to blend in with the picturesque country surroundings. There is an abundance of garden plants, shrubs and trees and numerous areas to sit and enjoy the beautiful surroundings and listen to the gentle tinkling stream on the properties boundary.

**SERVICES:** We understand that the property has mains electricity, mains metered water supply and a private drainage system. Central heating and hot water are provided by a combi oil boiler. 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 "F". (Carmarthenshire County Council).

**FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars are to be included in the sale unless otherwise stated.

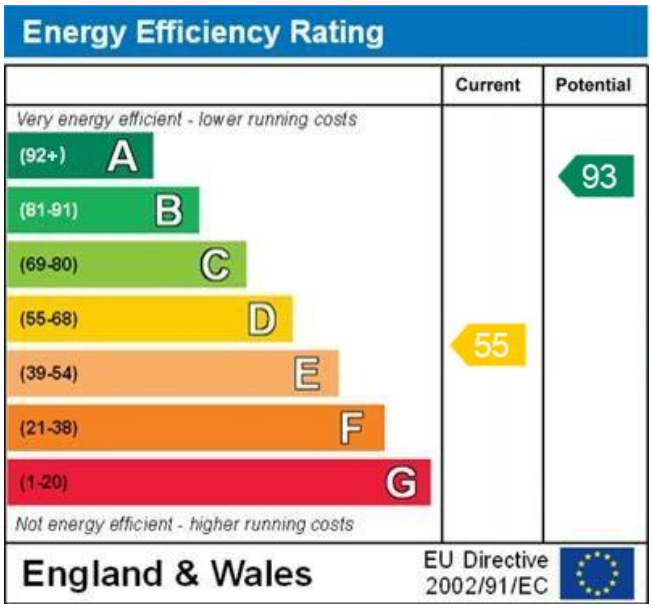
**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to, and with the benefit of, all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

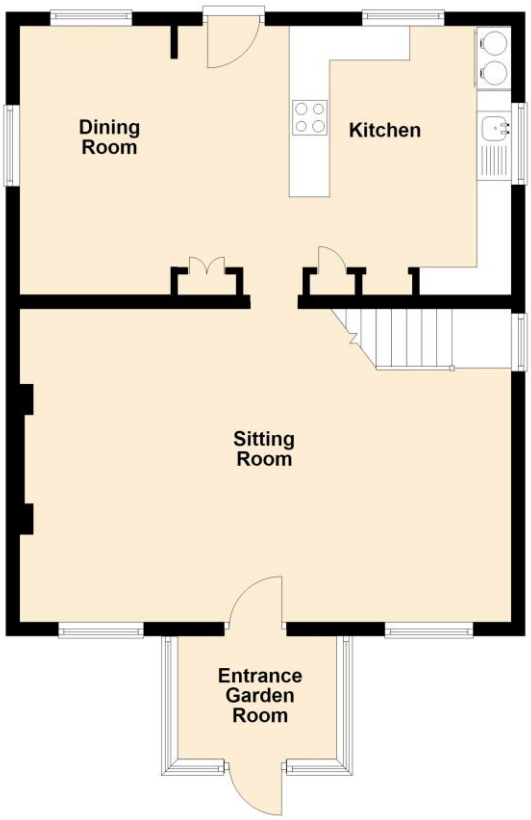
**VIEWINGS:**

**Accompanied viewings by prior appointment only with the Sole Selling Agents – PROFILE HOMES**
**Tel: 01550 777790**
**Email: contact@profilehomes.com**
**Website: www.profilehomes.com**

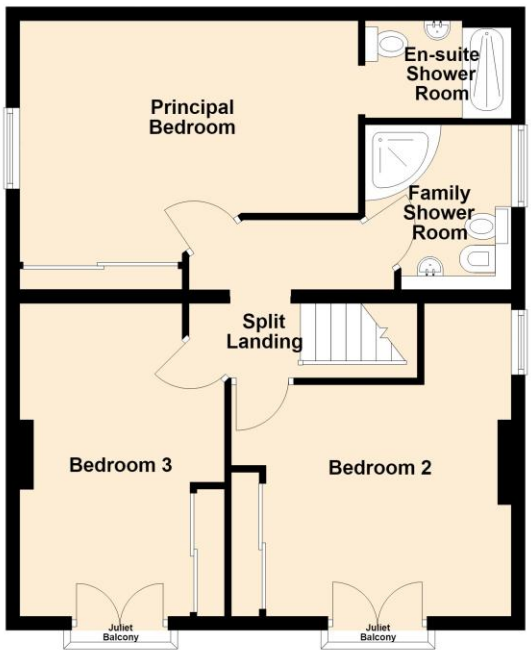
**ENERGY PERFORMANCE FIGURES**



## Ground Floor




## First Floor



## THE LOCATION:

What3words: https://w3w.co/hints.imitate.perch

**Myddfai** is a peaceful country area of great natural beauty within Brecon Beacons National Park and is famous in Wales for being home to the "The Physicians of Myddfai" for hundreds of years. These were country doctors who healed with traditional remedies made from the herbs that grew, (and still grow), in this vicinity. It is thought that these practices continued around the Myddfai area until the 18th Century. Legend has it that the very first Physicians were the sons of the "Lady of the Lake", a magical woman who in medieval times appeared out of a local lake, married a farmer and had three sons, to whom she taught the arts of herbal medicine before disappearing back into the waters with her white cattle. This lake is **Llyn y Fan Fach**, a small, beautiful, volcanic lake set beneath the summit of Bannau Sir Gaer on the Black Mountain, (8 miles or so south-easterly from the property). The delightful, quaint little **village of Myddfai** is tucked away amidst beautiful countryside, with buildings clustered around the old parish church of St. Michael. Rich in flora and fauna, this is excellent country for outdoor pursuits such as walking, cycling, fishing and bird watching, with magnificent scenery to enjoy. There are a plethora of quiet country lanes serving the area, many paths, tracks and bridleways lead up into the mountains.

**The historic Llwynywermod, (Llwynywormwood), Estate** is close to Myddfai, and 3 miles from Y Cwrt. The 192 acre estate was purchased by the Duchy of Cornwall on behalf of the then Prince of Wales In 2007. The Duchy of Cornwall, (then Prince Charles), purchased this estate to be used as his Welsh base, adding a royal seal of approval to lovely Myddfai.

**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 diverse countryside including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and crystal clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

**Llangadog** is 2.4 miles south-westerly, an old drovers' and market village providing a primary school, doctor's surgery, general convenience store, newsagent with sub-post office, butcher's shop, pubs with restaurants, St. Cadog's church, and a small railway station on the outskirts, also on the Heart of Wales line. **Llangadog Common,** (also known as Carreg-Sawdde Common), is on the outskirts of the village with delightful walks by the River Sawdde, a tributary of the meandering Towy.

**Llandovery** is 3.5 miles from the property northerly in the upper Towy valley, surrounded by hills and located 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, primary schools, bus service, and a railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and the well known Llandovery College public school, which has a golf course.

**Llandeilo** is about 8 miles away, a charming town with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools and churches. Llandeilo's railway station is also on the Heart of Wales line, and the A483 road runs through the town leading southwards to Swansea and the M4 Motorway. Standing in an elevated situation on the banks of 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. It once had corn and woollen mills as well as a tanning industry, and it is still an agricultural centre nowadays. The town retains its old world charm, with narrow streets, historic Georgian buildings, and a single-span stone bridge over the Towy, built in 1848.

**The Coast** is about an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay closeby as well as secluded coves. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities. Cefn Sidan Beach provides a 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further on, jutting out to sea between Llanelli and Swansea, with a particularly stunning coastline and beautiful unspoilt landscapes.

**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**

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

This document is Copyright © 2005-2026 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.