

Ref: 0cwm76 Cwmcrymlyn Barn, Bethlehem, Llandeilo, Carmarthenshire, SA19 6YE

Attractive Smallholding, 3 Bedroomed Barn Conversion and Self Contained 1 Bedroomed Annexe/Holiday Let, in c.1.70 Acres of Land. Situated on the periphery of the Brecon Beacons National Park, and enjoying Panoramic Views across the ever popular beautiful Towy Valley.

Llangadog 3 ½ miles, Llandeilo 4 ½ miles, M4 access 16 miles, Carmarthen 19 miles.



Appealing Stone Barn originally converted we understand, some 30 years ago and having retained the former arched coach house door openings. The residence provides a characterful and stylish home with exposed stone walls and beams and the self-contained Annexe is ideal for family use or as a holiday let. In brief, the accommodation comprises:-

Main Residence: Ground Floor: Reception Hall, Living Room, Open-Plan Kitchen/Dining Room, Utility/Boot Room, Cloakroom. First Floor: Master Bedroom with Dressing room and Shower Room, Two further Bedrooms, Family Bathroom. (EER: E)

Annexe: Kitchen, Living/Dining Room, Bedroom, Bathroom (EER: E)

Externally: Tarmac surfaced parking and turning area. Extensive grassed areas, small paddock and large wildlife pond.

The property occupies an enviable position just beyond the western reaches of the Brecon Beacons National Park close to the small rural village of Bethlehem, and has superb views across the picturesque ever popular Towy Valley countryside. Llangadog is 3 ½ miles distant with good village amenities, and popular Llandeilo is 4 ½ miles away, a traditional old market town steeped in history, providing all essential amenities, with Dinewr Country Park and Castle on the outskirts. Access to the M4 Motorway is 16 miles and Carmarthen is 19 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station. The magnificent Cardigan Bay coast is within an hour's drive.

Guide Price: £399,950 – No Onward Chain

THE MAIN RESIDENCE:

With exposed stone walls and beams, oil fired central heating and wood framed double glazing.

Ground Floor –

- RECEPTION HALL:** 15'5" x 8'7". Fully glazed front door and glazed panels either side with feature stained glass, exposed ceiling timbers, downlights, exposed stone walls and wood flooring. Staircase to the first floor, double doors into the Living room and opening out into the open-plan Kitchen/Dining room.
- LIVING ROOM:** 18'5" x 15'7". Exposed stone walls, exposed beams, downlights. Fireplace housing a multi-fuel Villager stove on a stone hearth with Bressumer beam over. Triple aspect with door to the front, windows to the front and side and French doors to the rear garden.
- KITCHEN / DINING ROOM:** 19' x 18'10". L shaped room, wood flooring, exposed ceiling timbers, downlights, exposed stone walls, range of Oak wall and base units with granite effect work surfaces over. Space for a range style cooker with chimney hood style extractor over. 1 ½ bowl Ceramic sink with Swan mixer tap, integral dishwasher, plumbing and space for a washing machine. Windows to the front and rear. Door to the rear Utility/Boot Room.
- UTILITY / BOOT ROOM:** 9'1" x 6'5". Window to the rear, wood flooring. Worcester oil fired boiler which serves the central heating and hot water. Wall cupboard. Ample space for an American style fridge/freezer. Window and half glazed stable door to the rear. Door to the Cloakroom.
- CLOAKROOM:** Wall mounted wash hand basin, close coupled W.C, extractor fan, tiled floor.

First Floor –

- LANDING:** Staircase from the Reception hall leads to the half landing where there is a window to the rear, stairs continue to the main landing. Doors off to the following rooms:
- MASTER BEDROOM SUITE:** 13'2" x 11'2". Excluding the wall to wall built-in wardrobes. Downlights, dual aspect, windows to the front and side. Partially exposed A frame.
- DRESSING ROOM:** 9'4" x 6'2". Window to the rear. Partially exposed A frame. Opening to the Shower Room.
- SHOWER ROOM:** 6'2" x 5'6". In the throes of being installed. Window to the end elevation.
- BEDROOM 2:** 15'7" x 10'2". Window to the front, partially exposed A frame, door accessing the generous loft space.
- BEDROOM 3:** 11'6" x 11'1". Partially exposed A frame, window to the front.
- FAMILY BATHROOM:** 13'3" x 7'2". Coloured suite comprising bath with tiled surround, pedestal wash hand basin tiled splashback and fitted mirror, close coupled W.C. Window to the rear. Partially exposed A frame. Door to a walk in cupboard which is 6'2" x 5' (scope shower room).

THE ANNEXE:

With oil fired central heating, wood effect uPVC double glazed windows.

ENTRANCE LOBBY: Entrance via fully glazed door into the lobby which opens out into the Kitchen.

KITCHEN: 15'8" x 6'4". Range of Beech effect wall and base units with granite effect work surfaces, stainless steel sink with mixer tap, tiled splashbacks, and cooker control point with space for an electric cooker. Plumbing and space for a washing machine, window to the rear, downlights. Arched opening to the Living/Dining room.

LIVING/DINING ROOM: 17'7" x 10'3". Contemporary log effect fire with surround. Wood flooring, downlights. Triple aspect with windows to the front and side and French doors to the rear. Door to the Bedroom.

BEDROOM: 11' x 10'1". Window to the front. Door to the Bathroom

BATHROOM: 11' x 5'1". White suite comprising, bath, fully tiled shower enclosure, pedestal wash hand basin, close coupled W.C. Tiled walls, tiled floor. Downlights. Window to the front.

N.B. Floorplans can be found on page 5

EXTERNALLY

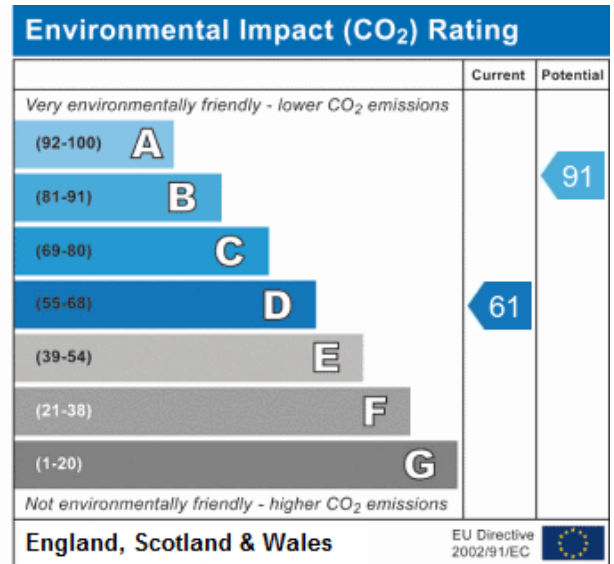
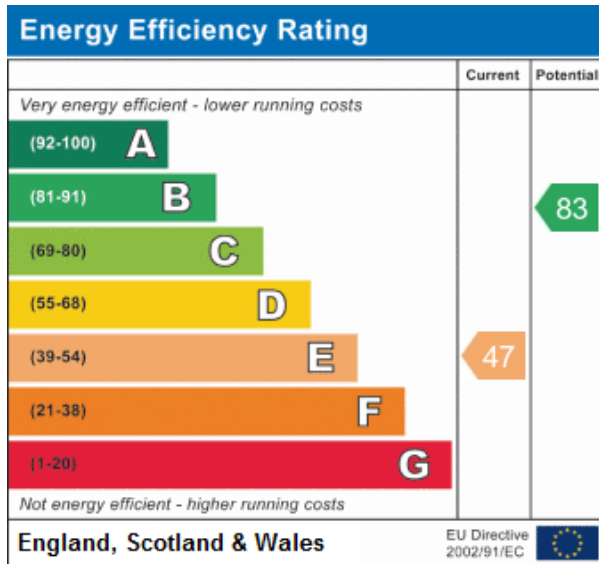
THE APPROACH: The property is approached off a country lane and is accessed via a long driveway shared with one other property, a five bar gate leads into a tarmacadam forecourt with ample parking.

The country lane gives easy access to Llangadog in one direction and Ffairfach / Llandeilo in the other.

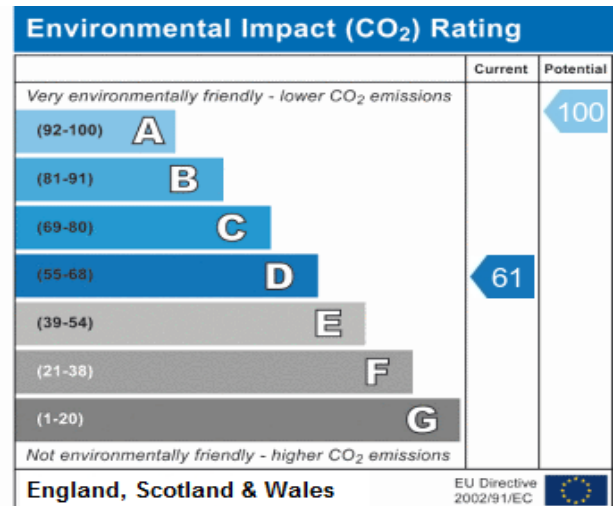
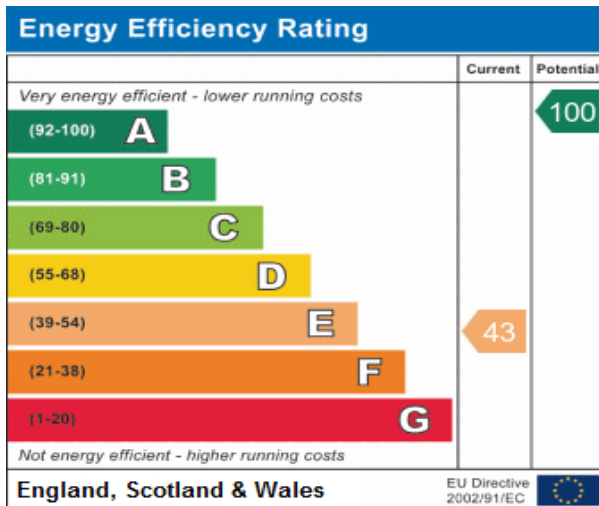
GARDENS & GROUNDS: A paved pathway to the front bordered by mature shrubs and trees affords a good degree of privacy. Sweeping lawns to the rear and side on two sides with a patio sited to take in the beautiful views. To the edge of the gardens are three garden sheds .
A paddock of circa 1 acre forms the west and southern boundary, being enclosed by stock fencing and to one corner a large pond provides an interesting and natural habitat for wildlife. In total we believe the property amounts to 1.70 acres (to be confirmed).

E.P.C. FIGURES:

Cwmcrymlyn Barn

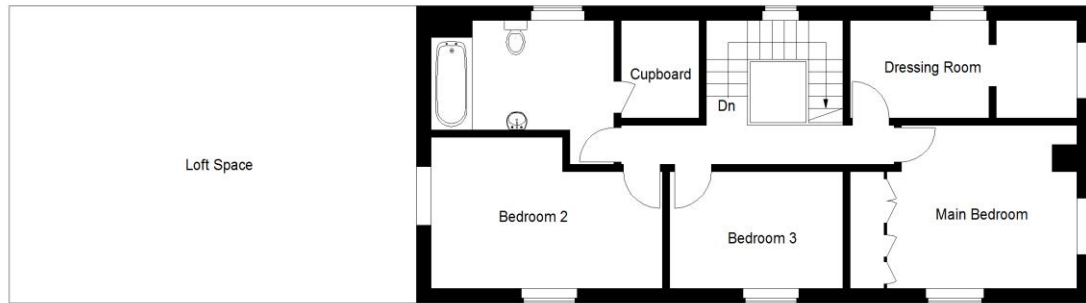


Annexe



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Approximate Gross Internal Area
146.6 sq m / 1578 sq ft
Annexe = 44.7 sq m / 481 sq ft
Total = 191.3 sq m / 2059 sq ft



Top Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansuSketch.com © 2017 (ID387853)

SERVICES:	We understand that the property is connected to mains water, mains electricity, and has a private drainage system. Oil fired central heating. Telephone should be available to purchasers subject to the usual transfer arrangements.
COUNCIL TAX:	We are informed that the property is within Council Tax Band "G" (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

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Website: www.profilehomes.com

THE LOCALITY:

Bethlehem is a rural hamlet surrounding by beautiful scenery, being on a hillside overlooking the picturesque Towy River Valley (the river is well known for its salmon, brown trout and sea trout) within the western reaches of the Brecon Beacons National Park. Bethlehem has a post office, which is located in the community hall (the former school house), not open every day. This small post office becomes unusually busy at Christmas time for posting cards with the special Bethlehem postmark, and for the village's traditional Christmas market. The settlement has a long history and is dominated by **Carn Goch** – a hill rising to about 700ft (213m) above sea level, commanding far reaching views and topped by the largest Iron Age stone-built hill fort in Wales, with steep ramparts. **The Beacons Way** footpath can be accessed from the road that passes through the village – being a waymarked long distance route (starting at nearby Llangadog) leading up to Garn Goch hill fort and journeying across the major ranges of the National Park including the Black Mountain, Brecon Beacons and Black Mountains Range in the east – some 95 miles in total.

Llangadog is 3 ½ miles north-easterly, a delightful old drovers' and market village providing good amenities including a primary school, doctor's surgery, general store, newsagent with sub-post office, butcher's shop, pubs with restaurants, St. Cadog's church, and a small railway station at the edge of the village on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury.

Llandeilo is 4 ½ miles south-westerly, off the A40, an ancient market town at the fringe of the National Park, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches, and Heart of Wales railway station. The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13th Century and stands in an elevated position on the banks of the Towy, having an old world charm with narrow streets and historic buildings.

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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