

Ref: 0lla23

Llandre, Llanddeusant, Llangadog, Carmarthenshire, SA19 9UY

**Located in the picturesque Brecon Beacons National Park with no close neighbours, a quintessential 2 bedroom detached stone built period cottage, absolutely oozing with character and charm. Extensive gardens containing a plethora of flowering plants and shrubs which are a riot of colour all year round, a small meandering brook and lovely pastoral views beyond giving a tantalizing glimpses of the nearby black mountains.**

Llangadog 4 1/2 miles, A40 5 miles, Llandovery 8 miles, Llandeilo 10 miles, M4 (A48 link) 18 miles.



**Cottage Accommodation:** Ground Floor: Front Porch, Open plan Lounge/Dining Room with a superb Inglenook fireplace housing the biomass boiler, a further stone fireplace which houses a multi fuel stove. Sizeable Conservatory, Kitchen and side Porch. First Floor: Two Double Bedrooms and a Shower Room.

**Outbuilding:** Single Garage currently used as a Workshop, adjoining Car Port.

**Gardens:** Charming landscaped cottage style gardens with a plethora of established plants and trees, wildlife pond, and small brook. Numerous spots to sit, relax, reflect, listen to birdsong, and enjoy the beautiful naturalistic surroundings.

**Location:** What3words - <https://w3w.co/beaks.raft.visitor>

The property enjoys a wonderful peaceful location with commanding views across pastureland, and rolling hills toward the rugged Black Mountain range. Llanddeusant is famous for its scenic beauty, the Black Mountain, magical tales of the Lady of the Lake at Llyn-y-Fan-Fach and of course it's nesting and breeding population of red kites and other birds of prey. Llanddeusant is set in, believed to be, the least developed area of the Brecon Beacons close to the magical Sawdde Valley. Paths and trails, including the Beacons Way, lead up from the village to the legendary Llyn y Fan glacial lake and the heights of the Carmarthen Fans. Circular walks will take you to an Iron Age fort, former Roman encampments and standing stones. Llangadog village is four and a half miles distant, with a newsagents and post office, general store, butcher's, doctor's surgery, pubs and eateries, primary school, and has a small railway station on the outskirts. Fuller town amenities and schools are provided by Llandeilo and Llandovery.

**Guide Price: £360,000**

## THE ACCOMMODATION:

Oozing with character and with a warm and cosy ambiance this delightful cottage has a recently installed biomass boiler, double glazing and a sizeable conservatory from which to overlook the beautiful gardens.

### Ground Floor –

- ENTRANCE PORCH :** 4'7" x 3'6". Slate flooring. Partially glazed door leads into the front porch. Half glazed door into the open plan lounge/dining room.
- LOUNGE/DINING ROOM:** 23'1" x 15'. A magical room with a feature Inglenook fireplace with a raised slate hearth which houses the biomass boiler, stone surround alongside a former winding stone staircase. On the other side of the room a fireplace with stone surround housing a multi-fuel stove on a slate hearth. Exposed ceiling timbers and beams throughout. Dual aspect, (two windows to the front and one to the rear). Built in storage cupboard. Central open tread staircase to the first floor and glazed panel doors to the conservatory and the kitchen.
- CONSERVATORY:** 14'6" x 10'6". Oak effect uPVC conservatory with a polycarbonate pitched roof. Windows on three sides and French doors to the gardens. Another delightful room from which to enjoy the views of the gardens and the cornucopia of birds and wildlife they attract.
- KITCHEN:** 11" x 9'. Range of wall and base units with stainless steel sink and granite effect work surfaces. Plumbing and space for a washing machine and a tumble dryer. Space for an upright fridge/freezer. Ceramic hob and extractor fan over, eye level built in oven. Window to the rear having a lovely outlook over the gardens. Stable door to the rear porch.
- REAR PORCH:** 3'4" x 2'6". External door to the gardens.

### First Floor –

- LANDING:** Accessed via the central staircase in the lounge/dining room. Window to the front elevation which enjoys views across neighbouring farmland and offers glimpses of the nearby Black Mountains, doors to:-
- BEDROOM 1:** 16' x 12'. Window to the front, again with lovely views and a further window to the rear. Built in wardrobes and a storage cupboard.
- BEDROOM 2:** 13' x 10'1". Window to the rear with lovely views. Built in bespoke wardrobes and storage and airing cupboards.
- SHOWER ROOM:** 8'2" x 6'2" Large shower cubicle, vanity unit with inset wash hand basin, W.C., heated towel rail. Window to the front aspect and wood effect flooring.

Floorplan to follow.

## **EXTERNALLY:**

<b>SINGLE GARAGE/WORKSHOP:</b>	18'5" x 9'2". Aluminium up and over vehicular door to the front and pedestrian door to the side. Concrete floor, power and lighting. Useful enclosed passageway between the garage and cottage providing a covered storage area.
<b>CAR PORT:</b>	18' x 10'10". Steel and timber construction with a profile roof. Fenced to the sides and rear with a pedestrian gate to the gardens and rear of the cottage.
<b>THE APPROACH:</b>	This cottage is approached off a very quiet no through lane and has off road parking.
<b>GARDENS &amp; LAND:</b>	The grounds around the property are a delight with a pretty post and rail enclosed small garden at the front and pathway leading to a side gate providing access to the rear of the cottage gardens. Delightful, tranquil landscaped gardens at the rear with areas of lawn, a paved patio and graveled terrace, a greenhouse and an abundance of colourful plants and shrubs. A small brook bisects the garden the furthest portion of which is accessed via a small timber pedestrian bridge beyond which there is a further grassed area, a pretty pond and an extensive planted wildlife area and timber garden shed. Extensive views across the adjacent farmland and beyond. Throughout the gardens there are plenty of lovely places to sit and relax in order to enjoy the beautiful surroundings.
<b>SERVICES:</b>	We understand that the property has mains electricity, mains water supply and a private drainage system. The recently installed Biomass boiler serves the central heating and has the facility to heat the water. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
<b>COUNCIL TAX:</b>	We are informed that the property is within Council Tax Band "D". (Carmarthenshire County Council)
<b>FIXTURES &amp; FITTINGS:</b>	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
<b>WAYLEAVES, EASEMENTS &amp; RIGHTS OF WAY:</b>	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
<b>TENURE &amp; POSSESSION:</b>	We are informed that the property is freehold with vacant possession on completion, by arrangement.
<b>VIEWING:</b>	<b>Viewings by prior appointment only with the Sole Selling Agents – PROFILE HOMES. Tel: 01550 777790 Email: <a href="mailto:contact@profilehomes.com">contact@profilehomes.com</a> Website: <a href="http://www.profilehomes.com">www.profilehomes.com</a></b>

## ENERGY PERFORMANCE FIGURES – to follow

### THE LOCALITY:

**Llangadog** is 4.5 miles away, a delightful old drovers' and market village providing a variety of good amenities including a primary school, doctor's surgery, general store, newsagent with a post office, butcher's shop, pubs with restaurants, St. Cadog's Church, a community hall, garden centre, agricultural store 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.

**Brecon Beacons National Park** The Park extends eastwards to Hay-on-Wye, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and the 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 clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car, and it is a haven for wildlife. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and the nearest being Carreg Cennen in Trap 8 miles away.

**Llandovery** is 8 miles from 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, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, a primary school, bus service, 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 away, 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 13<sup>th</sup> Century and stands in an elevated position on the banks of the Towy, having an old world charm with narrow streets and historic buildings.

**Brecon** 20 miles away, a picturesque market town well known for its medieval cathedral and heritage centre, Christ College public school, Norman castle remains, Georgian architecture, narrow streets, and annual jazz festival. There are distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches. The area is steeped in history and has many visitor attractions.

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**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.

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