

Ref: 0ybr74

Y Bryn, Bethlehem, Llandeilo, Carmarthenshire, SA19 6YL

Most appealing completely renovated 3 Bedroom Period Cottage. Situated on the periphery of the Brecon Beacons National Park, and enjoying Panoramic Views across the beautiful Towy Valley.

Llangadog 2.4 miles, Ffairfach/Llandeilo 4.6 miles, Llandovery 8 miles, Cross Hands A48/M4 link road 12 miles, Carmarthen 19 miles.



Very desirable pretty period cottage that has been completely renovated, in an elevated sought after location with panoramic views across the stunning Towy Valley. Accommodation comprises:-

Ground Floor: Open-Plan Lounge/Dining Room, Kitchen/Breakfast Room, Larder, Utility/Boiler House with W.C.
First Floor: Two Double Bedrooms, One Single Bedroom and a Bathroom. (EER: tba).

Externally: Good size garden, off road parking for two vehicles.

The property occupies an enviable position just beyond the western reaches of the Brecon Beacons National Park on the very edge of the small rural village of Bethlehem, and has superb views across the picturesque ever popular Towy Valley countryside. Llangadog is 2.4 miles distant with good village amenities, and popular Llandeilo is 4.6 miles away, a traditional old market town steeped in history, providing all essential amenities, with Dinefwr Country Park and Castle on the outskirts. Access to the A48/M4 Link road at Cross Hands is 12 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, Pembrokeshire Coast and the Gower, are all within an hour's drive.

Guide Price: £299,950 – No Onward Chain

THE MAIN RESIDENCE:

With exposed beams, Brace and Ledge Cottage style internal doors, oil fired central heating, underfloor heating to the ground floor (excluding the larder), and predominantly uPVC sash double glazed windows.

Ground Floor –

SIDE ENTRANCE:	Side Canopy porch. A half glazed stable door leads into the kitchen/breakfast room.
KITCHEN/BREAKFAST ROOM:	14'5" x 8'6". Fitted kitchen with a range of wall and base units with solid wood work surface over. Belfast sink with swan neck mixer tap and tiled splashbacks. Integral dishwasher. Built in Bosch electric oven and Bosch electric ceramic hob. Candy extractor hood. Space for an upright fridge/freezer. Ceiling downlights, tiled floor. Windows to the front and side aspect. Door to the larder and door to the lounge/dining room.
LARDER:	5'9" x 3'8". Original slate cold slab shelf. Window to the rear. Tiled floor, no underfloor heating.
OPEN-PLAN LOUNGE/DINING ROOM:	24'6" x 14'7". Exposed ceiling beams, fitted wall lights. Exposed stone fireplace housing a wood burning Worcester stove on a stone hearth with beam over. Triple aspect with door to the front, two windows to the front, two windows to the rear and one window to the side elevation. Wood flooring. Staircase to the first floor and door to a small cellar.

First Floor –

LANDING:	Staircase from the lounge/dining room leads to a half landing where there is a feature stained glass window to the rear, stairs continue to the main landing. Exposed floorboards. Dormer window to the front aspect. Loft access. Doors off to the following rooms:
BEDROOM 1:	14'2" x 8'4". Exposed floorboards, window to the side aspect enjoying superb views.
BEDROOM 2:	10'7" x 9'7". Exposed floorboards. Dormer window to the rear enjoying panoramic views..
BEDROOM 3:	9'10" x 5' increasing to 8'2". L shaped room. Dormer window to the front aspect.
FAMILY BATHROOM:	8' x 6'1". Contemporary white suite comprising of a P shaped bath with shower over and shower screen. Vanity unit with inset wash hand basin, fitted mirror and shaver point. Low level W.C. Heated towel rail. Partially tiled walls, ceiling down lights, extractor fan. Window to the side and wood effect flooring.

EXTERNALLY

- THE APPROACH:** The cottage is just off a country lane on the outskirts of Bethlehem village. There is an off road designated parking area for two cars.
- UTILITY/BOILER ROOM & W.C.:** 9'2" x 6'1". External access from the end of the cottage. Base unit with wood work surface and Belfast sink. Worcester oil fired boiler which serves the central heating and hot water. Low level W.C. Flagstone floor. Power and lighting. Window to the rear and side.
- THE 'CWTCH':** Located off the terrace, a useful stone built, lean-to store area.
- LOG STORE:** Also located off the terrace the stone built store is sited below the larder and can perhaps be used as a log store or for garden implements.
- GARDENS & GROUNDS:** There is a paved pathway to the front of the cottage bordered by an attractive stone wall. A further wide paved pathway leads down to a patio and terrace, which continues along the rear of the cottage and from where panoramic far reaching views across the Towy Valley can be enjoyed. From here you can access the rear and side gardens and the greenhouse. The gardens are a blank canvas ready for the new owners to landscape as required.

E.P.C. FIGURES: To follow

- 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 "to be advised" (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

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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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