

Ref: 0awe92

Aweldeg, Caio, Llanwrda, Carmarthenshire, SA19 8PU.

A substantial 6 Bedroom Country Residence in a peaceful picturesque location. Landscaped gardens and adjoining pasture paddock, the whole circa 2 acres. Panoramic countryside views. Extensive walking, cycling and horse riding in Caio Forest 1¼ miles.

Llanwrda /A40 6.5 miles, Llangadog 10 miles, Llandovery 9 miles, Llandeilo 12 miles, Lampeter 10 miles.



This delightful country home believed to have been built in 1991 is of stone and modern construction under a tiled roof.

Ground Floor: Entrance Hall, Farmhouse Kitchen, Utility Room/W.C, Dining Room, Lounge with feature Inglenook Fireplace, Principle Bedroom with En Suite, 2 further Double Bedrooms, Study and Family Bathroom.

First Floor: Galleried Landing with feature window, 3 Double Bedrooms all with En Suites.

Externally - Double Garage/Workshop, Log store and Implement Shed.

Grounds - Circa 2 Acres: Landscaped gardens, wildlife pond and adjacent level pasture paddock.

Locality: Rural yet easily accessible location close to the pretty village of Caio where extensive walking, cycling and horse riding can be enjoyed in Caio forest. Within easy driving distance of amenities via the A482 ½ a mile away and the A40/ Llanwrda Village with shop 6.5 miles. A good range of larger village amenities can be found at Llangadog 10 miles away, whilst the popular Towy Valley market towns of Llandovery, 9 miles, and Llandeilo, 12 miles, offer fuller amenities. 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 24 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station. From here the A48/M4 link road can easily be accessed.

Price: £630.000

THE ACCOMMODATION COMPRISES:

This exceptionally spacious residence is beautifully presented and has a welcoming homely ambiance. Benefitting from double glazed windows throughout and oil fired central heating.

Ground Floor –

SPACIOUS ENTRANCE HALL:	Half glazed front door, Oak effect flooring, window to the end elevation, large walk-in cupboard, turning staircase to the first floor.
KITCHEN:	17'10" x 12'8". Exposed ceiling beams and timbers. Oil fired Rayburn that serves the central heating and the hot water. Bespoke farmhouse style wall and base units with work surfaces over, 1½ bowl stainless steel sink, plumbing and space for a dishwasher. Built in oven, 4 ring gas hob over and concealed extractor fan. Space for a fridge freezer, cloaks cupboard. Wood effect flooring, window to the side aspect.
UTILITY ROOM/ W.C.:	8'2" x 7'6". Wall and base units with wood effect work surface over. 1½ bowl stainless steel sink, plumbing and space for a washing machine and tumble dryer. Cloaks hanging area, low level W.C. Window to the side aspect. Tiled floor.
SIDE PORCH:	7'8" x 4'. Partially glazed external door, tiled floor.
DINING ROOM:	17'10" x 12'6". Exposed ceiling beams and timbers. Oak wood flooring, window to the side aspect.
LOUNGE:	24'8" x 21'. Brick built Inglenook fireplace on a slate tiled hearth with beam over and feature bread oven and display recess. Wood burning stove which also serves the central heating and hot water. Raised T.V. display shelf. Exposed ceiling beams and timbers. Dual aspect with two picture windows to the front and patio doors to the side aspect, all enjoying wonderful far-reaching countryside views.
PRINCIPLE BEDROOM:	16' x 12'. Window to the rear overlooking the gardens and countryside.
En Suite Shower room:	8' 9" x 5'10". Shower enclosure, pedestal wash hand basin, low level W.C. Tiled walls, tiled floor. Window to the side. Extractor fan.
STUDY:	9'5" x 9'. Window to the front aspect.
FAMILY BATHROOM:	9'4" x 8'10". Feature arched recess with inset bath and shower unit over. Display recess and cupboard below. Heated towel rail, pedestal wash hand basin, low level W.C. Wood effect flooring, window to the front. Extractor fan.
BEDROOM 2:	14'1" x 12'4". Window to the rear.
BEDROOM 3:	12' x 9'6". Window to the rear.

First Floor –

GALLERIED LANDING:	Staircase from the entrance hall leads to the spacious first floor galleried landing. Feature triangular window with fabulous far reaching countryside views. Range of built in cupboards, eaves storage cupboards and a heated airing cupboard, doors off to the three bedroom suites.
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BEDROOM 4:	17'7" x 14'8". Window to the rear.
En Suite Shower Room:	6'4" x 5'2". Shower enclosure, pedestal wash hand basin, low level W.C. heated towel rail, tiled floor. Mirror and extractor fan.
BEDROOM 5:	16'6" x 14'4". Window to the side aspect,
En Suite Shower Room:	7'3" x 5'4". Contemporary suite comprising of a Shower enclosure, wall mounted wash hand basin, low level W.C. Tiled floor. Mirror and extractor fan. Velux roof window to the rear. Heated towel rail.
BEDROOM 6:	17' x 14'8". Window to the front.
En Suite Bathroom:	8'2" x 7'10". Contemporary suite comprising of a P shaped bath with shower over, vanity unit with wash hand basin, low level W.C. Heated towel rail, Velux roof window, tiled floor, extractor fan.

Floorplan to follow

EXTERNALLY:

THE APPROACH:	The property is approached via a council maintained country lane and has a wide stone wall and pillared entrance which leads into a large tarmac drive where there is ample parking and turning space for numerous vehicles.
DETACHED DOUBLE GARAGE & WORKSHOP:	26'2" x 25'5". Remote controlled twin roller vehicular doors, side pedestrian door and two windows to the rear. Internal secure workshop. Integral utility area at the rear with pedestrian access. Concrete floor, power and lighting throughout.
GARDENS & LAND:	The gardens surround the property with large lawned areas, well stocked with specimen shrubs and trees and offering all year round colour. To the side of the residence there is a further large grassed area with an attractive wildlife pond. This area opens out to an adjacent level pasture paddock which has a further separate gated entrance from the lane. Within the gardens there is a garden shed and adjoining store.
SERVICES:	We understand that the property is connected to mains electricity, mains water and a private drainage system. Oil fired central heating from the Oil Fired Rayburn and the Wood burning Stove. 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 Council Tax Band is "B". (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

Email: contact@profilehomes.com

Website: www.profilehomes.com

EPC to follow

THE LOCALITY:

Llanwrda's village amenities are about 6.5 miles southerly, including a convenience store, 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 10 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 9 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, 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 12 miles south-westerly, a popular and historic town with independent shops, pubs and eateries, main post office, health centre, primary and a secondary school. 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 10 miles north-westerly, in the Teifi Valley, a university and traditional market town at the foothills of the Cambrian Mountains.

Carmarthen is 24 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.

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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