

Ref: Open88

Penybont, Llangadog, Carmarthenshire, SA19 9EN.

Set in circa 4 acres of good quality well fenced pastureland a superb 4 bed country smallholding home with the added bonus of an extensive range of outbuildings. Located in a beautiful rural location on the periphery of Llangadog Village on the edge of the Brecon Beacons National Park, and enjoying fabulous panoramic views across the Towy Valley and the Black Mountains.

Llangadog Village 0.5 mile, Llandovery 5 miles, Llandeilo 7 miles, Brecon 23 miles, Carmarthen 21 miles.



Located in the picturesque landscape of the Towy Valley, in a delightful area within walking distance of the village of Llangadog this very appealing smallholding has something to suit everyone, with numerous outbuildings, small livestock housing, pony/donkey stables and plenty of outside space including large decked areas and a patio from which to enjoy the sunny location of the property. A pretty stream forms a boundary between the residence and the land, which is very well fenced and is predominantly flat.

Residence: Ground Floor: Rear Entrance Boot/Utility Room, Kitchen/Living Room, Lounge/Dining Room, Sitting Room. First Floor: Principle Bedroom with En Suite Bathroom, Bedroom 2 with En Suite Shower Room, Two further Double Bedrooms and a family Bathroom.

Outbuildings: Garaging and Workshop/Store and home office, Further treble Garage, implement and storage barn, two pony/donkey stables and small livestock pens.

Land: Extensive seating areas in which to relax and enjoy the beautiful panoramic views. Predominantly level prolific pasture paddocks, in all circa 4 acres.

Location: The property enjoys a pretty, tranquil, lane side setting on the edge of 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 around 2 miles away where you can enjoy a 2 mile walking trail throughout the year. The quaint village of Myddfai is 4.7 miles away and Llangadog Village with a very good selection of village amenities, and pubs, is only half a mile away. Llandovery Town is 5 miles away on the A40, providing all essential amenities and Llandeilo 7 miles away, also with a good range of town amenities and schools.

Guide Price: £600,000

THE ACCOMMODATION:

Completely refurbished and with a lovely ambiance, this spacious home has been lovingly finished to a high standard. Benefitting from having been rewired and replumbed, new carpets and tiled flooring, a new oil boiler and new double glazed windows.

Ground Floor –

- REAR ENTRANCE :** Partially glazed door leads into the boot/utility room.
- BOOT ROOM/UTILITY ROOM:** 8' x 7'6" Base unit with stainless steel sink, plumbing and space for a washing machine and tumble dryer and work surface over. Matching tall cupboard which houses the Worcester oil fired boiler. Tiled floor, window to the rear. Door to the lounge/dining room and further door to:-
- OPEN-PLAN KITCHEN/ LIVING ROOM:** 19'5" x 17'9" overall. Range of wall and base units with 1½ bowl stainless steel sink and work surface over. Integral concealed dishwasher. Space for an American style fridge freezer. Range style cooker with extractor hood over. Matching larder and storage units. Tiled flooring, ceiling downlights. Triple aspect with windows to the front, rear and side. Staircase to the first floor principle bedroom suite.
- LOUNGE/DINING ROOM:** 27'6" x 12'8". Staircase to the main first floor landing. Three windows to the rear, windows to the sides and half glazed external side door which leads out to the patio. Wood effect tiled floor. Door to:-
- SITTING ROOM:** 25'8" x 15'6". Marble fireplace and surround housing a multi-fuel stove on a marble hearth. Half glazed door and window to the front. Wood effect tiled flooring.

First Floor –

- PRINCIPLE BEDROOM:** 17'4" x 15'2". Partially exposed A frames. Two Velux roof windows to the front and one to the rear. Two built in wardrobes. Door to the en suite bathroom.
- EN SUITE BATHROOM:** 8'6" x 7'2". White suite comprising bath with shower attachment, wash hand basin, W.C. Fully tiled shower enclosure. Ladder style heated towel rail, tiled walls and tiled floor. Extractor fan, shaver point and light. Window to the front.
- MAIN LANDING:** Accessed via the staircase in the lounge/dining room Window to the front elevation, ceiling downlights, doors to:-
- BEDROOM 2:** 15' x 12' max L shaped room. Two windows to the end elevation with extensive views across the garden, pasture paddocks and dramatic Towy Valley countryside beyond. Ceiling downlights. Door to the en suite shower room.
- EN SUITE SHOWER ROOM:** 8'10" x 6'8". Large shower enclosure with drencher head shower, and hand shower attachment. Wash hand basin and W.C. Ladder style heated towel rail, ceiling downlights and extractor fan. Shaver point. Tiled walls and tiled floor. Window to the rear.
- BEDROOM 3:** 16'3" x 10'8". Window to the front, with lovely far reaching views.
- BEDROOM 4:** 16'4" x 10'2". Window to the front, again with lovely views. Storage cupboards and loft access.
- FAMILY BATHROOM:** 11'6" x 7'7". Contemporary suite comprising of a bath with hand shower attachment, wash hand basin, W.C., shower enclosure with drencher head shower unit, ladder style heated towel rail. Ceiling downlights and extractor fan. Tiled floor and tiled walls. Cupboard housing the water cylinder. Two windows to the rear.

N.B. Floor plans page 5.

OUTBUILDINGS:

There is an extensive range of useful buildings providing garaging, workshops and store rooms along with pony/donkey stables and small animal housing.

OUTSIDE W.C.	W.C. adjoining the house but accessed externally.
DOUBLE GARAGE & STORE:	31'6" x 24'8" overall. Power and lighting. Concrete floor. The ground floor provides garaging and workshop/storage space with two sets of vehicular doors to the front and side pedestrian door. A staircase leads to the first floor where there are two rooms.
OFFICE:	12'10" x 8'. Adjoining the rear of the garage and store. Power and lighting, window to the rear.
STORE BUILDING:	19'4" x 15'5". Profile clad.
TIMBER IMPLEMENT SHED:	13'8" x 8'2".
TWO PONY STABLES:	11' x 10'. Each, with a central covered area.
FEED ROOM:	10'10" x 8'6".
TIMBER SHED / INTERNAL PENS:	12' x 11'6". Four internal pens, ideal for goats/small livestock.

Located some distance from the residence, on the perimeter of the property's boundary, with vehicular access off the approach lane, there is another triple garage and workshop which was once a dairy providing supplies to the village.

TRIPLE GARAGE/WORKSHOP:	27' x 20'. Full width steel vehicular door with integral pedestrian door. Windows to the rear and side. Power and lighting, concrete floor.
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THE APPROACH:	This lane side property is approached off a quiet country lane on the outskirts of Llangadog, (walking distance), village. There is a gated entrance into the tarmac driveway which leads to the rear of the property and outbuildings. Ample parking and turning for numerous vehicles.
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GARDENS & LAND:	The grounds around the property are a delight with a full width terrace to the end elevation and a large decked area which has a bespoke bridge crossing the pretty stream. Steps lead up to a further large decked area and gazebo. A lovely place to sit and relax and enjoy the beautiful surroundings and listen to the stream flowing along. There are various enclosures including pig sties and a sizeable chicken coop and run, and a large greenhouse. Beyond the garden to the south and west of the house, there are level pasture paddocks divided into various enclosures all bounded by post and rail and stock fencing. In all circa 4 acres.
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SERVICES:	We understand that the property has mains electricity, mains water supply and a private drainage system. We are informed the property has a recently installed Worcester oil fired boiler which serves the central heating and the hot water. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
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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 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.

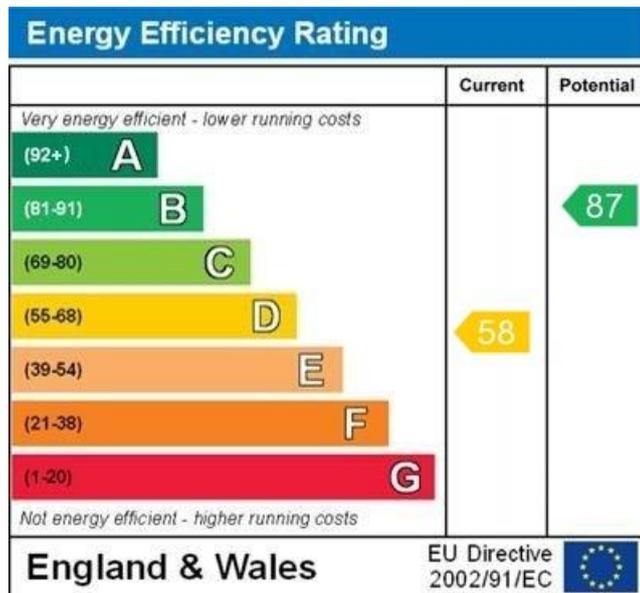
TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

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





For illustration purposes only. floor plan not to scale and measurements are approximate.
Plan produced using PlanUp.

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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