

Ref: Olla31

Llandre, Llanddeusant, Carmarthenshire, SA19 9UY

Located in the 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 and a further stone fireplace with multi fuel stove, Conservatory, Kitchen/Breakfast Room, Side Porch. First Floor: Two Double Bedrooms and a Bathroom.

Outbuilding: Single Garage with cloakroom at the rear and adjoining Car Port.

Gardens: Charming 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 surroundings.

Location: The property enjoys a wonderfully peaceful location commanding views across pastureland, and the 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, Roman camps and standing stones. Llangadog village is 4 1/2 miles distant, with a newsagents and post office, general store, butcher's, doctor's surgery, pubs and eateries, primary school, and a small railway station on the outskirts. Fuller town amenities and schools are provided by Llandeilo and Llandovery. Carmarthen is 22 miles away and the coast is within an hour's drive.

Guide Price: £345,000

THE ACCOMMODATION:

Oozing with character and with a warm and cosy ambiance, this delightful cottage has double glazing and a sizeable conservatory overlooking the gardens and farmland beyond.

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, raised slate hearth and stone surround alongside a former winding former 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 bedrooms and bathroom, 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 in which to enjoy the views of the gardens and the abundant birds and wildlife they attract.
- KITCHEN/ BREAKFAST ROOM:** 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 cupboards.
- BATHROOM:** 8'2" x 6'2" White suite comprising a roll top bath with shower attachment and shower screen. Large wash hand basin with cupboard below and mirror fronted cupboard over. Low level W.C. Chromium heated towel rail, partially tiled walls and window to the front.

N.B. Floorplan on Page 4

EXTERNALLY:

SINGLE GARAGE: 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. Partitioned area to the rear cloakroom with wash hand basin and plumbing in situ for the installation of a W.C. if required. Useful passageway between the garage and cottage providing a covered storage area.

CAR PORT: 18' x 10'10". Steel and timber construction with a profile roof. Fenced to the rear with pedestrian gate to the gardens and rear of the cottage.

THE APPROACH: This cottage is approached off a quiet no through lane and has off road parking for two vehicles.

GARDENS & LAND: 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. Delightful, tranquil 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 to enjoy the beautiful surroundings.

SERVICES: We understand that the property has mains electricity, mains water supply and a private drainage system. There is electric heating via wall heaters and a multi-fuel 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 property is within Council Tax Band "D".
(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.

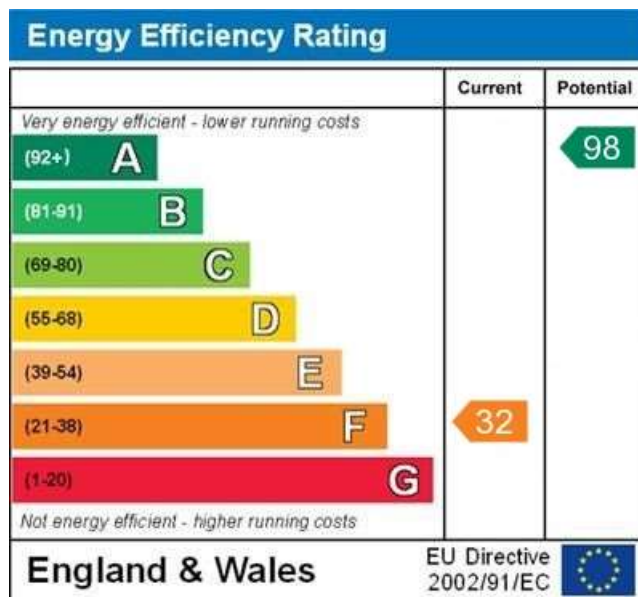
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: Viewings by prior appointment only with the Sole Selling Agents – PROFILE HOMES
Tel: 01550 777790
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For illustration purposes only. Floor-plan not to scale and measurements are approximate. Plan produced using PlanUp.

ENERGY PERFORMANCE GRAPH



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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