

Ref: 0llw64

Llwynmendy Isaf, Bethlehem, Llandeilo, Carmarthenshire, SA19 6YB

**Most appealing 3 Bedroom residence in beautiful gardens and grounds to include an orchard, in all circa 1 acre. Situated on the periphery of the Brecon Beacons National Park, enjoying panoramic views across the beautiful Towy Valley.**

Bethlehem 1.5 miles, Llandeilo 3 miles, Llangadog 4 miles, Llandovery 10 miles, Cross Hands A48/M4 10 miles.



Very desirable country house in a sought after location with panoramic views across the stunning Towy Valley. Accommodation comprises:- Ground Floor: Porch, Dining Room, Lounge, Open-Plan Kitchen/Living Room, Inner Hall, Shower Room and Utility Room . First Floor: Three Double Bedrooms and a Bathroom. (EER: tba).

Externally: Gardens & Grounds: Established landscaped gardens with a lovely selection of trees shrubs and an orchard, in all circa 1 acre, (to be confirmed).

Outbuildings: Detached Double Garage, Workshop, Log Store, Implement Store and Tractor Shed.

The property occupies an enviable position on the perimeter of the Brecon Beacons National Park close to the small rural village of Bethlehem and has superb panoramic views across the picturesque Towy River and the Towy Valley countryside. Llangadog is 4 miles distant with good village amenities, and popular Llandeilo is 3 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 10 miles and Carmarthen is 17 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: £525,000 – No Onward Chain**

## THE RESIDENCE:

Believed to have been built in the 1930's of predominantly cavity brick construction and a slate roof, with a later addition. The property has oil fired central heating, (via a Rayburn), and new windows and radiators were, we are informed, installed in 2021.

### Ground Floor –

<b>ENTRANCE PORCH:</b>	6'2" x 3'. A half glazed door leads into the porch. Window to the front, tiled floor and half glazed door into the entrance hall.
<b>ENTRANCE HALL:</b>	15'1" x 6'5", (including the stairwell). American oak flooring, understairs cupboard and staircase to the first floor.
<b>DINING ROOM:</b>	13'6" x 10'6". American oak flooring. Window to the front and two windows to the side. Fireplace housing an LPG Gas stove on a slate hearth. Picture rail.
<b>LOUNGE:</b>	14'4" x 10'9". Fireplace housing a log burning stove on a slate hearth. Dual aspect, windows to the front and side. French doors to the kitchen/living room. Picture rail and American oak flooring.
<b>INNER HALLWAY:</b>	7'3" x 6'1". Doors to:-
<b>OPEN-PLAN KITCHEN/LIVING ROOM:</b>	20'7" x 13'8". Superb room with panoramic views across the Towy Valley from the rear picture windows. Fitted kitchen with a range of oak wall and base units, stainless steel sink and granite effect worksurfaces. Built in oven and electric hob. Oil fired Rayburn that serves the central heating and hot water, (Solar panels provide hot water in the summer months). Ceiling downlights, two Velux roof windows to the rear. Solid oak flooring. Glass panelled French doors to the lounge.
<b>SHOWER ROOM:</b>	9'6" x 6'2". White suite comprising of a shower enclosure, vanity unit with inset wash hand basin and fitted mirror over, W.C., Heated towel rail. Ceiling downlights and extractor fan. Opaque glass window to the rear and Velux roof window to the rear.
<b>UTILITY ROOM:</b>	17' x 8'6". Window to the rear, range of wall and base units with worksurfaces over. Stainless steel sink. Plumbing and space for a washing machine and tumble dryer. Ample space for a fridge and freezer. Extractor fan, external side door.

### First Floor –

<b>LANDING:</b>	Staircase from the entrance hall leads to the landing. Velux roof window to the front aspect, built in eaves cupboards. Exposed wood flooring and doors off to the following rooms:
<b>BEDROOM 1:</b>	14'6" x 10'4". Fireplace, (unused), exposed wood flooring, picture rail, window to the front which overlooks the front garden and across the lane providing pleasant views of neighbouring pasture land.
<b>BEDROOM 2:</b>	14' x 10'2". Exposed wood flooring. Picture rail, window to the rear with fabulous views across the rear gardens, the Towy River and valley.
<b>BEDROOM 3:</b>	10'5" x 9'9". Window to the front aspect again with lovely views. Picture rail and exposed wood flooring.

**FAMILY BATHROOM:** 14'4" x 10'2". White suite comprising of a roll top bath on claw feet with shower attachment, shower enclosure, pedestal wash hand basin fitted mirror and shaver point. W.C. Built in airing cupboard and storage space, window to the rear, again with superb views. Vertical flat panel radiator and heated towel rail. Exposed wood flooring. Picture rail. Extractor fan.

## **EXTERNALLY**

**THE APPROACH:** The house is set back off a country lane with a wooden five bar gated entrance leading to ample off road parking space for numerous vehicles.

**DOUBLE GARAGE & WORKSHOP:** Block built double garage and adjoining timber workshop, which has an insulated roof and heating via a stove, (garage area). Concrete floor and power and lighting throughout.

Garage: 20'5" x 20'1" Two vehicular doors to the front, side external door and door to the workshop. Rear window.

Workshop: 20' x 12'1". Windows to the side and rear aspect and door to the front.

**TRACTOR SHED AND STORES:** Accessed from the orchard with lighting.

Tractor Shed & Log Store: 30' x 15'.  
Garden Shed: 12' x 11'3". Concrete floor.  
Implement Store: 12' x 11'7". Concrete floor.

**GARDENS & GROUNDS:** To the front, there is a hedge dwarf wall with wooden five bar gate. An area of lawn with various shrubs and mature trees.  
To the rear and side, beautifully landscaped gardens with numerous seating areas and raised vegetable beds, a greenhouse and garden shed. A large terrace provides one of many places to sit and enjoy the wonderful panoramic views across the Towy Valley.  
There is also an established small orchard of circa half an acre which as well as providing a fruitful harvest, is a wonderful area for wildlife species. The total grounds amount to circa 1 acre.

## **ENERGY PERFORMANCE 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 via the Rayburn and solar panels that provide hot water during the summer months. 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 "G" (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** 1½ miles away, 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 Garn 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. There are various footpaths and woodland trails in the area and '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.

**Llandeilo** is 3 miles away, an ancient market town at the fringe of the National Park, with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, dentists, schools, churches, and Heart of Wales railway station. 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. The A483 road runs through the town leading southwards to Swansea. The A40 to the north of the town provides easy access to the east and west with connections to a good road network through Wales.

**Llangadog** is 4 miles away, a delightful old drovers' and market village providing good amenities including a primary school, doctor's surgery, general store, newsagent with post office, butcher's shop, pubs, 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.

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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. 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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