

Ref: 0pre15

Preswylfa, Llangadog, Carmarthenshire, SA19 7BP

An exceptional 3 double bedroomed detached bungalow and sizeable detached studio/annexe, the whole having undergone an extensive refurbishment program. Situated in a scenic country location and enjoying extensive panoramic views across the beautiful Towy Valley, yet a convenient distance from Llandeilo and Llandovery.

Llangadog 2.8 miles, Llandeilo 4 miles, Llandovery 8 miles, Cross Hands A48/M4 link road 12 miles, Carmarthen 19 miles.



An enormously appealing spacious modern bungalow that has been extensively refurbished to include; electric underfloor heating, rewiring, replumbing, new kitchen, new wet room, new broadband LAN installed. The former garage has become a detached studio offering scope for a self-contained annexe or home office and alongside there is a Timber Cabin. All set in a peaceful semi-rural sought-after location with expansive views across the stunning Towy Valley.

The accommodation is all on one level and now comprises:-

Entrance Hall, Cloakroom, Fully fitted luxury contemporary Leekes Kitchen/Breakfast Room, Spacious Living Room, sizeable Garden Room, Dining Room, Utility/Boot Room, 3 Double Bedrooms and a Shower/Wet room. (EER: D).

Externally:- Detached underfloor heated Studio with scope for use as a self-contained annexe or home office/craft room. Timber Cabin and good size wrap around garden and off road parking for numerous vehicles.

Location:- The property occupies a sought after and convenient position with superb views across the picturesque and ever popular Towy Valley countryside. There is a bus stop on the A40 only 0.3 of a mile away. There is a scenic walk close-by which travels alongside part of the River Towy and leads on to Llangadog Common. Llangadog village is 2.8 miles distant by road with a railway station, (the scenic Heart of Wales line), and provides good village amenities. Llandeilo is 4 miles away, a traditional old market town 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 distant and Carmarthen is 19 miles away with excellent shopping, multi-screen cinema, general hospital and main line railway station. The magnificent Cardigan Bay, Pembrokeshire Coast and the Gower, are all within an hour's drive.

Guide Price: £395,000

THE RESIDENCE:

We understand that the bungalow was originally constructed around 1996 and is believed to be of cavity wall construction with a tiled roof. A substantial remodelling and improvement program has been carried out by the current owners with considerable thought being applied to the fresh design and finish of the bungalow including a beautiful fitted kitchen, stylish wet room, and a superb garden room to the rear, designed to take full advantage of the fabulous countryside views across the Towy Valley. Its sleek contemporary finish and spacious rooms make this an ideal family or retirement home. The property further benefits from electric underfloor heating, uPVC double glazing, and replacement solid wood contemporary doors. All exterior doors have outside lights with sensor controlled floodlighting of the parking area.

ACCOMMODATION –

ENTRANCE HALL:	10'6" x 10'6". A fully glazed front door leads into the entrance hall. Tiled floor. Opening out into the inner hall. Doors to:-
CLOAKROOM:	7' x 3'3". Vanity unit with wash hand basin. Low level W.C. with concealed cistern. Fitted mirror, partially tiled walls. Window to the side aspect. Heated towel rail. Tiled floor.
KITCHEN/BREAKFAST ROOM:	21'2" x 12'. Leekes streamline fitted kitchen with integral smart appliances, (Wi-Fi enabled), including four Neff ovens, a large Neff induction hob with Neff extractor hood and an American style fridge freezer with an ice and water dispenser. Ample work surfaces with separate washing up, food preparation and hand hygiene sinks, ideal for those who entertain or need a large family kitchen. Plumbing and space for a dishwasher. Tiled floor throughout, ceiling downlights. Window to the rear and half glazed French doors to the rear garden. Further window looking into the utility/boot room.
UTILITY/BOOT ROOM:	8' x 7'10". Leekes fitted wall and base units with stainless steel sink, mixer tap and work surfaces. Tiled floor. Plumbing and space for a washing machine and dryer. Wall mounted electrical and data distribution boxes. Window to the side aspect and external door to the front.
DINING ROOM:	12'10" x 12'6". Fireplace housing a multi fuel stove. Tiled floor. Opening to the rear garden room.
LIVING ROOM:	16' x 15'1". Fireplace housing a multi fuel stove. Tiled floor. Opening into the rear garden room and window to the side.
GARDEN ROOM:	26'4" x 7'10". Fitted blinds on the windows and doors. Tiled floor. Windows on three sides and French doors to the rear garden.
DOUBLE BEDROOM:	14'10" x 10'8". Dual aspect with windows to the side and front. Tiled floor.
DOUBLE BEDROOM:	15'6" x 10'8". Window to the front, tiled floor.
DOUBLE BEDROOM:	14'10" x 13'. Dual aspect, window to the side and front. Tiled floor.
WET ROOM:	8'3" x 8'. Stylish wet room - large walk-in shower with hand and fixed drencher head units. Fitted vanity unit with wash hand basin and cabinets below. Low level W.C. with concealed cistern. Fitted mirror fronted wall cabinet. Shaver point. Extractor fan, ceiling downlights, partially tiled walls and tiled floor. Cupboard housing the water cylinder and expansion vessel and the solar water heating controls.

EXTERNALLY

- THE APPROACH:

The bungalow is located off a single track lane only a third of a mile from the A40. With a gated entrance into a large tarmacadam parking area with room for numerous vehicles.
- DETACHED STUDIO/OFFICE:

17'4" x 17'. Formerly a detached garage, this building has been converted for use as an office/studio/annexe with a tiled floor and under floor heating. It has power and lighting with numerous power points throughout. Pedestrian door to the side and window to the front aspect.
N.B. We have been informed that plumbing and drainage are in situ (currently closed off beneath the floor with access via a nearby manhole cover), so that a cloakroom or shower room could be installed if required.
- TIMBER CABIN:

16'8" x 14'. Substantial timber cabin from 'Williams Sheds' which has power and lighting connected. Wood effect flooring and windows to the front and side and front French doors. An ideal home office or recreation room.
- GARDEN:

There is a paved pathway at the front of the cottage which continues around the whole residence. There is an attractive border at the front planted with a variety of now established shrubs providing colour and interest. The remainder of the gardens surround the bungalow and are predominantly grassed areas with a post and rail fence to the boundary. To the rear of the studio is a timber potting shed which has light and power.. There are 6 very useful log, refuse and equipment stores. The property and gardens overlook farmland and enjoy fabulous panoramic views across the beautiful Towy Valley landscapes.

ENERGY EFFICIENCY RATING:

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

- SERVICES:

We understand that the property is connected to mains water, mains electricity and has electric underfloor heating, solar water heaters for hot water and private drainage. The roof is south facing and as such suitable for a large solar PV array. Telephone with broadband, should be available to purchasers subject to the usual transfer arrangements. The data LAN and wi-fi cover all principal rooms and the studio. Electrical sockets provide 3 pin and USB-A power outlets. There is a digital TV aerial with TV and radio cabled to all principal rooms and the studio.

COUNCIL TAX:	We are informed that the property is within Council Tax Band "E" (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:

Llangadog is 2.8 miles away, a delightful old drovers' and market village providing a variety of good amenities including a primary school, doctor's surgery, general store, newsagent with a post office, butcher's shop, pubs with restaurants, St. Cadog's Church, a community hall, 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 miles away 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 retained a real old world charm with narrow streets and historic buildings.

Brecon Beacons National Park The Park extends eastwards to Hay-on-Wye, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and the Black Mountains Range to the east. The scenery is spectacular with diverse countryside 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. The park can be explored on foot, horseback, bicycle or by car, and it is a haven for wildlife. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell, the nearest being Carreg Cennen in Trap 8.5 miles away.

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.

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