

A charming character stone double fronted detached cottage set within its own land of approximately 2 acres with fine views over the Black Mountains. Llanddeusant



Bryn, Llanddeusant, Llangadog, Carmarthenshire. SA19 9YF.

£350,000

REF: A/5406/LD

*** GREATLY REDUCED *** No Onward Chain *** A traditional and charming stone double fronted detached cottage having been refurbished to a good standard *** A registered smallholding with great Equestrian potential *** Located within its own land of approximately 2 acres *** Conveniently situated within the stunning Brecon National Park *** Unspoilt and breath taking elevated views over the Black Mountains *** A highly desirable rural retreat with no near Neighbours *** Newly fitted quality kitchen with Quartz worktops *** Newly fitted energy efficient carbon neutral electric central heating system and on demand hot water system *** Double glazed Box Sash windows to the front elevation

*** Spacious garden area and separate clean and level pasture *** Double stable block and large Animal shelter *** Extensive gated gravelled parking area *** Outbuildings and external lean-to stone storage buildings

*** Ready for immediate occupation *** A must view - Contact the Sole Selling Agents today *** Traditional charm yet enjoying everyday modern conveniences *** A country retreat yet being convenient to nearby Market Towns



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Bryn enjoys an elevated private rural position with fantastic views over the renowned Black Mountains, lying approximately 6.2 miles from the historic Village of Llangadog and 6.6 miles from Llandovery which both provide a good range of everyday facilities, with the M4 Motorway being an approximately 14 minute drive giving good access down to South Wales and England. A rare and unrivalled opportunity.



GENERAL DESCRIPTION

A traditional and charming stone double fronted detached cottage that benefits from its own land which is located adjacent to the cottage. The property has benefitted from comprehensive works and it now offers a charming country cottage with a newly fitted quality kitchen with Quartz worktops, a modern bathroom, newly fitted Fischer energy efficient carbon neutral electric central heating system, on demand hot water system, recently fitted double glazed windows, newly installed period style double glazed Box Sash to the front and White UPVC to the rear.

The land provides an extensive gravelled parking area, a level garden with a variety of shrubs, trees and outbuildings that leads onto the grazing paddock with a mobile, double stable building and Animal shelter. The paddock enjoys three separate gated access points and offers great Equestrian potential.

A country cottage that enjoys an elevated position with mesmerising views over the Black Mountains yet being convenient to the Market Towns of Llangadog and Llandovery. A property of this calibre does not come to the market often. It offers immediate occupation and viewings are highly recommended.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Of UPVC construction.

ENTRANCE LOBBY

With understairs cupboard, double electric point and consumer unit.

DINING ROOM/OFFICE/3RD BEDROOM

14' 0" x 7' 8" (4.27m x 2.34m). With Fischer energy efficient carbon neutral electric radiator.



DINING ROOM/OFFICE/3RD BEDROOM (SECOND IMAGE)



SITTING ROOM

13' 9" x 9' 3" (4.19m x 2.82m). With a recently built Red brick fireplace housing a cast iron multi fuel stove with an oak mantle and brick hearth, Fischer energy efficient carbon neutral electric radiator, recessed storage cabinet housing the Fischer Aqua boiler, staircase leading to the first floor accommodation.



SITTING ROOM (SECOND IMAGE)



INNER HALLWAY

With access to the loft space.

SHOWER ROOM

A stylish suite with a 4ft shower cubicle with electric Triton shower, low level flush w.c., pedestal wash hand basin, Fischer energy efficient carbon neutral electric radiator, extractor fan. Sage Green part boarded walls.



KITCHEN

11' 7" x 7' 0" (3.53m x 2.13m). A Wren cottage style Sage Green quality fitted kitchen with Quartz worktops, Belfast sink with mixer tap, integrated oven, 4 ring induction hob with extractor hood over, integrated dishwasher, fridge/freezer and washer/dryer, Fischer energy efficient carbon neutral electric radiator, two windows to the rear.



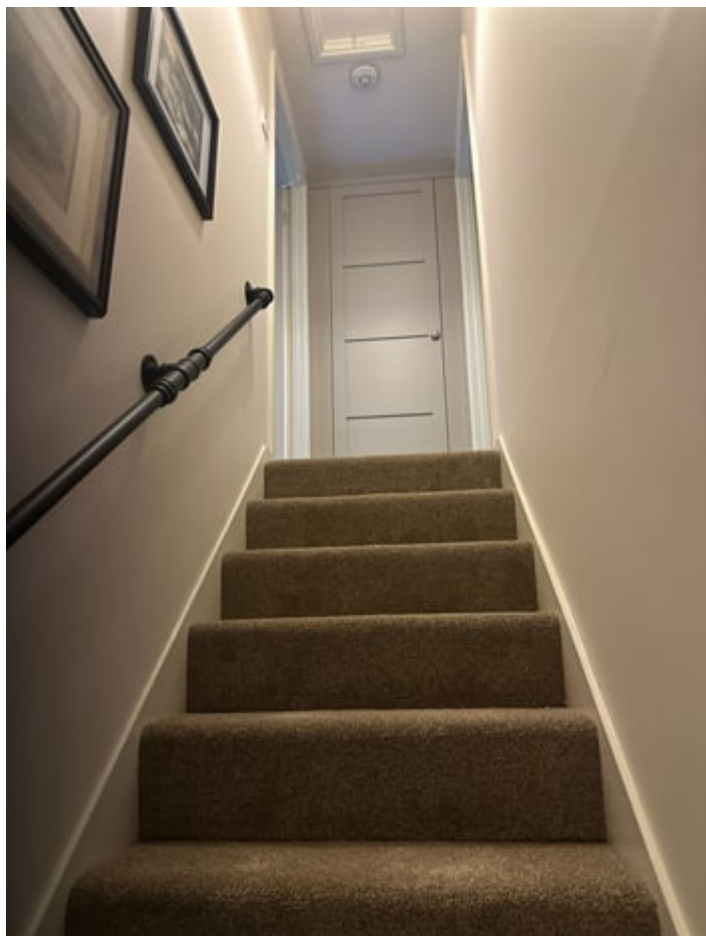
KITCHEN (SECOND IMAGE)



FIRST FLOOR

LANDING

With a Bespoke modern industrial handrail, linen cupboard with single electric point, additional loft hatch.



BEDROOM 1

14' 1" x 12' 7" (4.29m x 3.84m). With original exposed 'A' framed beams, Fischer energy efficient carbon neutral electric radiator.



BEDROOM 1 (SECOND IMAGE)



BEDROOM 2

14' 1" x 7' 8" (4.29m x 2.34m). With original 'A' framed beams, built-in double wardrobes/storage, Fischer energy

efficient carbon neutral electric radiator.



BEDROOM 2 (SECOND IMAGE)



EXTERNALLY

LEAN-TO WOOD STORE

Located to either side of the cottage providing great outdoor storage areas.

REAR GARDEN

To the rear of the property lies a small lawned garden area accessed only via the side of the property. It is un-developed with stock fencing and enjoys views over the surrounding farmland.

GARDEN

A spacious garden area located just across from the cottage with a gated entrance point and being laid to lawn with a LARGE POTTING SHED and various mature shrubs and trees, being totally private with a mature line, and with a gated and gravelled yet direct access to both paddocks.



PADDOCKS

In total the property extends to approximately 2 ACRES with two paddocks being newly stock fenced with three separate gated access points. The paddocks offer good level grazing with natural mature hedge lines and offering great Equestrian potential or for those hoping to keep small Animals. The paddock areas are registered with a County Parish Holding Number (Smallholding) and a new C.P.H. number will need to be applied for upon completion of the sale to enable specified Livestock to be kept on the land thereafter for the New Owner.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



LAND (SIXTH IMAGE)



MOBILE DOUBLE STABLE BLOCK

Of timber construction.



LARGE ANIMAL SHELTER



YARD AREA

A designated fenced and gated machinery storage area.



YARD AREA (SECOND IMAGE)



VIEWS

Enjoying views over the Black Mountains.





PARKING AREA

Located across the road from the cottage is a gated gravelled parking area with ample turning and parking space for a number of vehicles.



ENTRANCE TO PARKING AREA



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly appealing and sought after country smallholding with amazing views over the Black Mountains.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

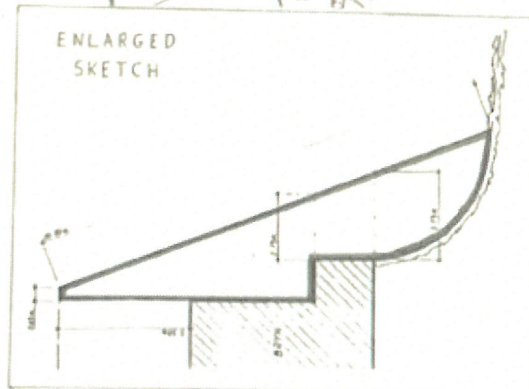
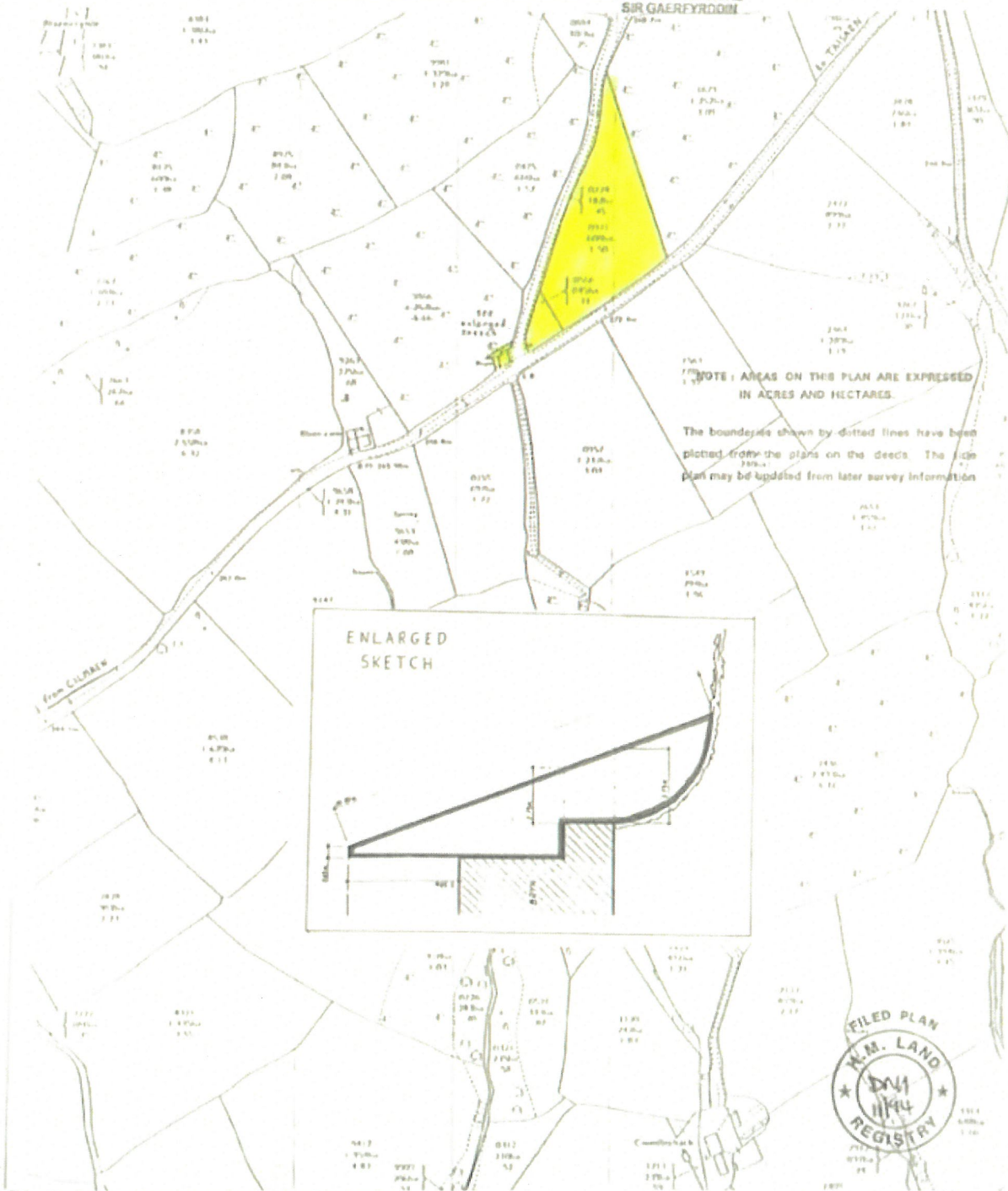
WHAT3WORDS

what3words will point you to where the properties lies on the map - design.deduct.eclipses

Services

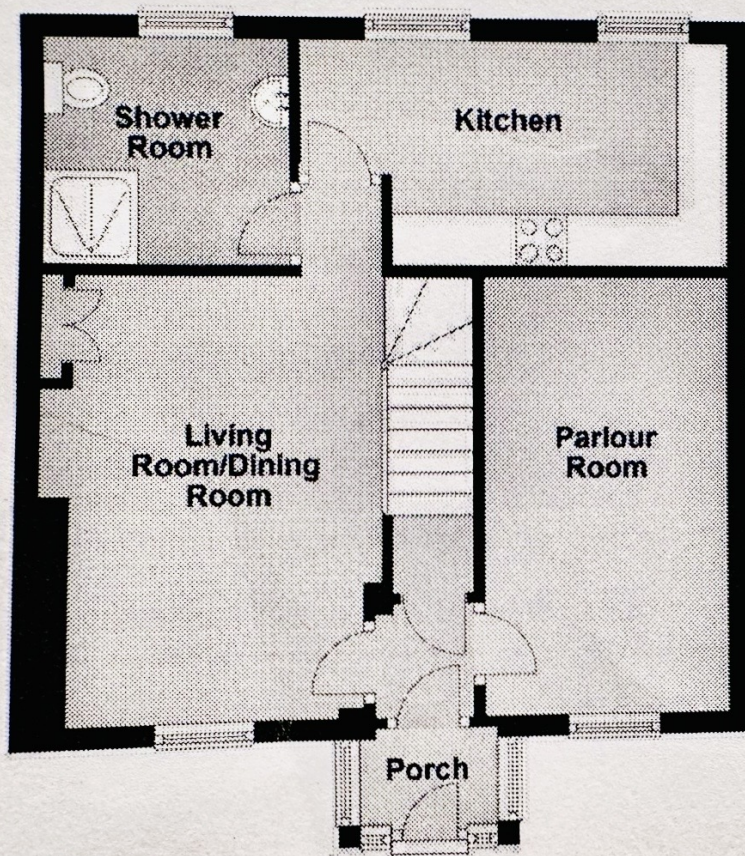
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private septic tank and adjacent drainage field waste system, Fischer Efficient electric heating, recently fitted UPVC Box Sash windows to the front and UPVC windows to the rear, telephone subject to B.T. transfer regulations, 4G Mobile Broadband Internet facilities, Broadband connection.

H.M. LAND REGISTRY		TITLE NUMBER WA 727287
ORDNANCE SURVEY PLAN REFERENCE	SN 7725	Scale 1/ 2500
COUNTY DYFED	DISTRICT DINETWIL	ADMINISTRATIVE AREA CARMARTHENSHIRE SIR GAERFYRDDIN

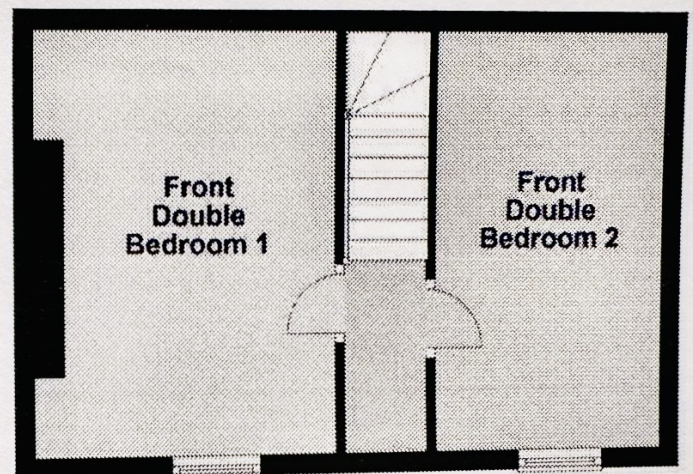


This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau blaenorol.

Ground Floor



First Floor



Council Tax: Band D

N/A

Parking Types: Gated. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (43)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

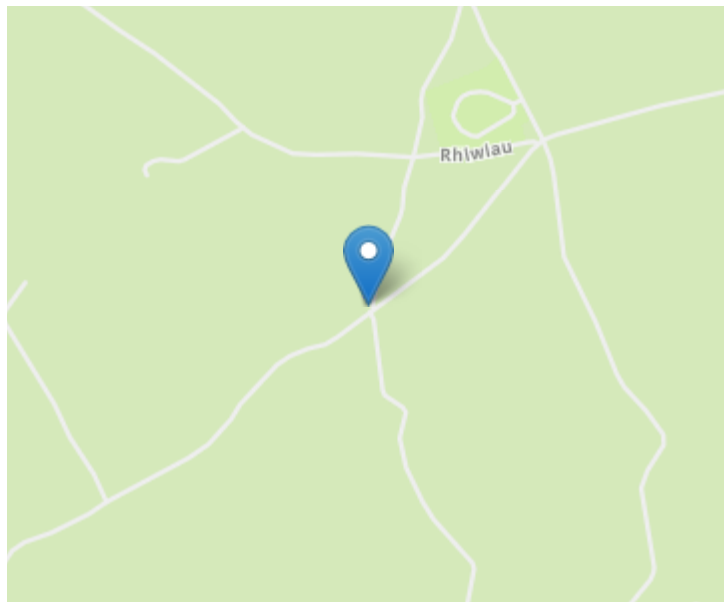
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
Yes

The existence of any public or private right of way? No




Directions

From Carmarthen take the A40 East towards Llandovery. Go past Llandeilo and on through Manordeilo. At the roundabout turn right onto the A4068 signposted for Llangadog. Continue past the Dairy and into the Village of Llangadog. At the Village Square head straight on towards Brynamman. After approximately 3 miles turn left signposted for 'Red Kite Feeding Centre' and for Llanddeusant. Continue on this road for approximately 7 miles and the property will be located thereafter on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'. To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS