

Regulated by:



Since 1989

*Edge of Brechfa Forest. A delightful 4 bedroomed smallholding set in approximately 5.3 acres.
Llansawel, West Wales*



Derwendeg, Llansawel, Llandeilo, Carmarthenshire. SA19 7PE.

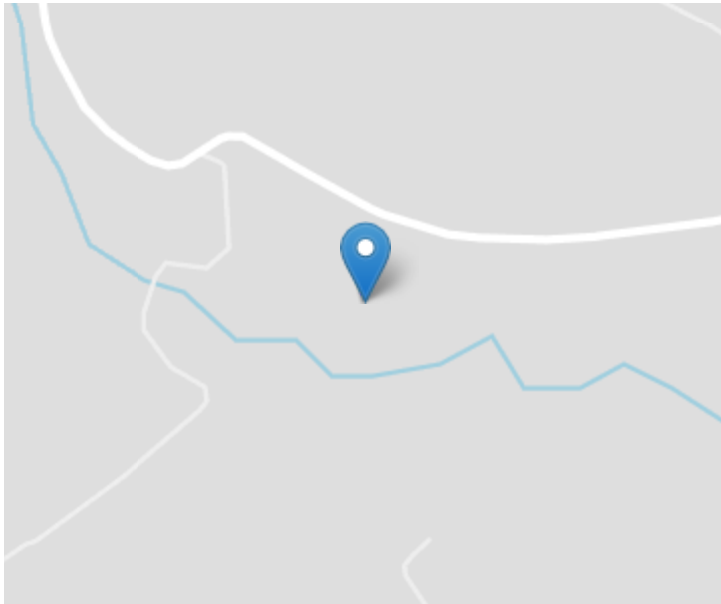
REF: A/5048/LD

£495,000

*** Positioned on the edge of the idyllic Brechfa Forest *** Delightful and deceptive 4 bedroomed country property set within its own approximately 5.6 acres with one large paddock

*** Large multi purpose garage with reinforced inspection pit *** Useful Animal housing/Sheep shed with stables *** Established vegetable garden with poly tunnel and greenhouse *** Extensive tarmacadamed driveway with ample parking and turning space

*** Convenient edge of popular Village location and good access to the nearby Market Towns of Lampeter, Llandeilo and Llandovery *** Stunning rural views over the Forest *** Suiting an Equestrian holding - Being within close proximity to outriding and bridleways through the Forest *** A home in the country with diverse appeal *** Contact us today to view



LOCATION

Located on the fringes of the rural Village Community of Llansawel, some 400 yards or so off the B4337 Llanybydder to Llansawel roadway, 9 miles equidistant from the Teifi Valley Market Town of Llanybydder and the University Town of Lampeter, easy travelling distance to the Towy Valley Towns of Llandeilo and Llandovery and a 14 minute drive from Carmarthen and the link road to the M4 Motorway.

GENERAL DESCRIPTION

Derwendeg is a delightful well positioned country smallholding enjoying stunning rural views over the Brechfa Forest. The property itself is deceptive and split level and enjoys 4 bedroomed accommodation and provides the perfect Family home.

Externally it enjoys a gated tarmacadamed driveway with easy access onto the paddocks, the house and especially the garage.

The block built garage was previously utilised as a lorry garage with a reinforced inspection pit and a useful lean-to store.

The Animal housing and stabling is located to the side of the property with its own yard area and access onto the paddocks. In all a highly appealing property and smallholding with one large useful paddock ideal for Equestrian pursuits and good access to outriding and bridleways.

The property in particular offers the following.

RECEPTION HALL

Having access via a solid front entrance door with side glazed panel, radiator.

LIVING ROOM



14' 6" x 14' 9" (4.42m x 4.50m). With double aspect windows, radiator.

HOBBY ROOM/SITTING ROOM



12' 4" x 11' 6" (3.76m x 3.51m). With views over the Brechfa Forest.

REAR BEDROOM 2

12' 11" x 9' 9" (3.94m x 2.97m). With radiator, built-in cupboard.

REAR BEDROOM 3

9' 8" x 9' 8" (2.95m x 2.95m). With radiator.

FRONT BEDROOM 1

12' 3" x 9' 6" (3.73m x 2.90m). With wall to wall built-in wardrobes, radiator.

BEDROOM 4/OFFICE

9' 9" x 7' 7" (2.97m x 2.31m). With radiator.

INNER HALL

With airing cupboard housing the hot water cylinder and immersion, cloak cupboard.

SHOWER ROOM

A modernised suite with aqua splash boarding, shower cubicle with Mira electric shower, vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail.

LOWER GROUND FLOOR**HALLWAY**

Leading to the staircase.

SNUG

13' 7" x 12' 9" (4.14m x 3.89m). With corner Aga multi fuel stove.

UTILITY ROOM

18' 0" x 13' 7" (5.49m x 4.14m). With a range of fitted units, wash hand basin, plumbing and space for automatic washing machine.

SHOWER ROOM

With a walk-in shower facility.

WORK ROOM/STORE ROOM

13' 4" x 11' 0" (4.06m x 3.35m).

KITCHEN

27' 9" x 13' 2" (8.46m x 4.01m). A Dark Oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, fitted electric oven with a 4 ring hob and extractor hood over, Stanley oil fired cooker Range running the hot water and heating system along with the cooking facility, plumbing and space for dishwasher, tiled flooring, two windows to the rear enjoying views over the garden and the Brechfa Forest.

WALK-IN PANTRY**REAR HALLWAY**

With UPVC rear entrance door.

EXTERNALLY**RANGE OF OUTBUILDINGS**

Comprising

MULTI PURPOSE BARN

36' 0" x 20' 0" (10.97m x 6.10m). Of block construction, formerly a lorry garage with reinforced inspection pit, electricity connected.

REAR LEAN-TO STORE

20' 0" x 16' 0" (6.10m x 4.88m).

ANIMAL HOUSING



70' 0" x 46' 0" (21.34m x 14.02m). Currently utilised for stables and Sheep handling shed, of timber and corrugated iron construction. Could offer itself nicely or those wishing to keep Animals or for Equestrian purposes.

YARD AREA



A tarmacadamed yard area with ample space and good access.

VEGETABLE GROWING GARDEN



An established vegetable garden located to the side of the property with a POLY TUNNEL measuring 30' x 12' and a GREENHOUSE 10' x 8'.

FORMAL GARDENS

To the front and rear of the property lies a level lawned garden areas.

LAND



In all the property extends to around 5.3 ACRES or thereabouts. The land is all situated within one paddock that surrounds the property, being sloping to level in nature, enjoying a fantastic backdrop over the Brechfa Forest, and having roadside frontage.

LAND (SECOND IMAGE)**LAND (THIRD IMAGE)****FRONT ELEVATION****VIEW FROM PROPERTY****AGENT'S COMMENTS**

An appealing and delightfully positioned smallholding in a great country position.

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 - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating via a Stanley Cooker Range, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

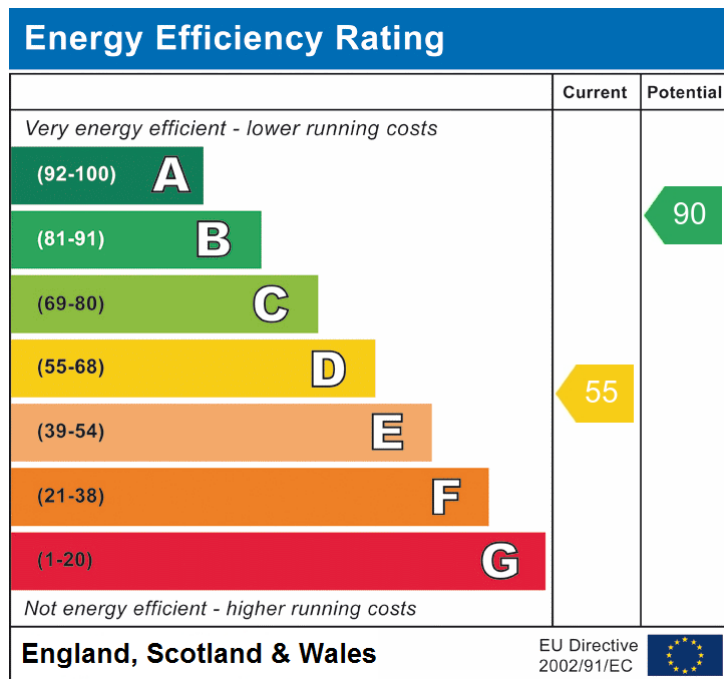
Directions

Travelling out of the Village of Llansawel West on the B4337 Llanybydder road bear right at the Chapel at you will then pass a lay-by and the former Local Rugby Club Playing Fields on the right hand side. Continue on this road for a further 0.5 of a mile and the smallholding will be positioned on your left hand side, as identified by the Agents 'For Sale' board.

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

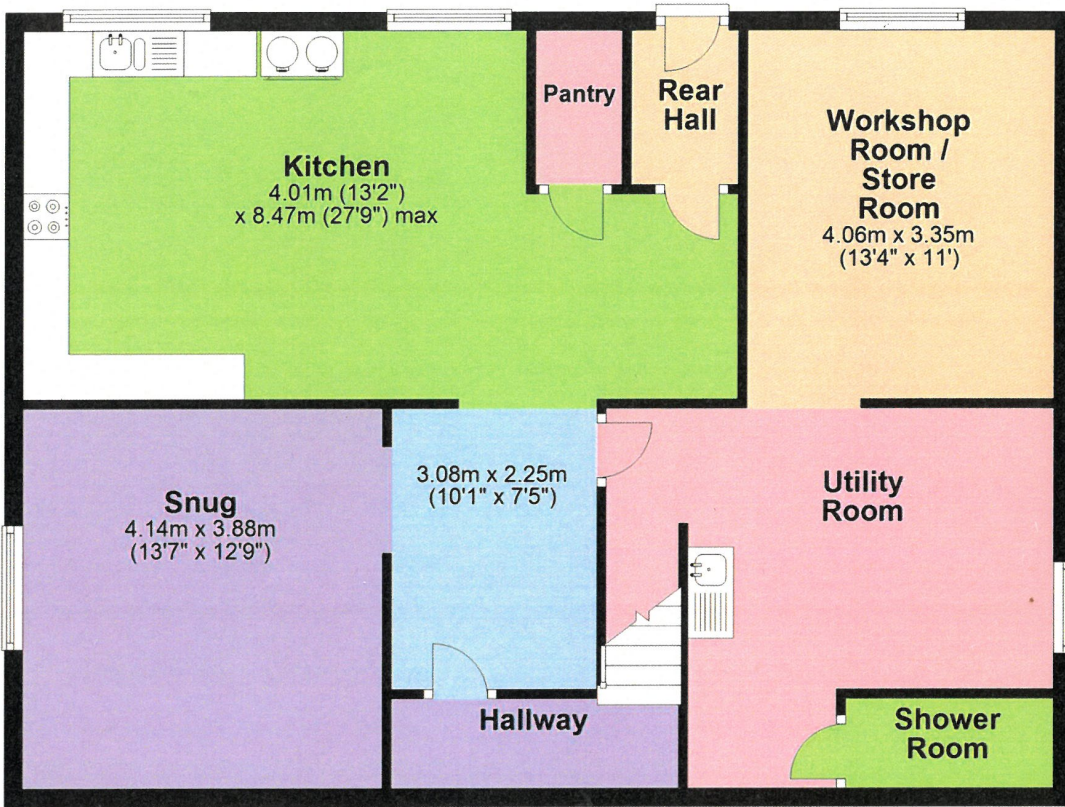
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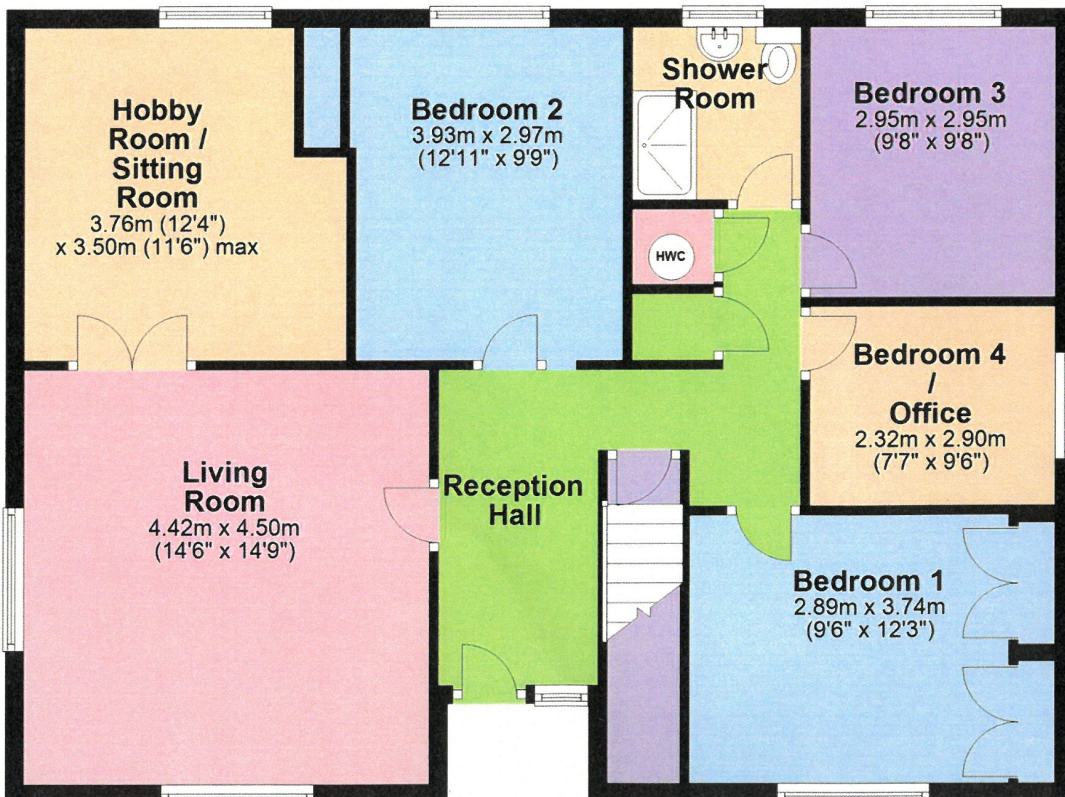
Lower Ground Floor

Approx. 95.3 sq. metres (1025.8 sq. feet)



Ground Floor

Approx. 92.7 sq. metres (998.0 sq. feet)



Total area: approx. 188.0 sq. metres (2023.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Derwendeg, Llansawel, Llandeilo

