

Regulated by:



Since 1989

*A secluded country cottage set amongst its own approximately 2 acres with a good range of outbuildings. Edge of Brechfa Forest, West Wales*



**Cwmdu Bach, Llansawel, Llandeilo, Carmarthenshire. SA19 7PL.**

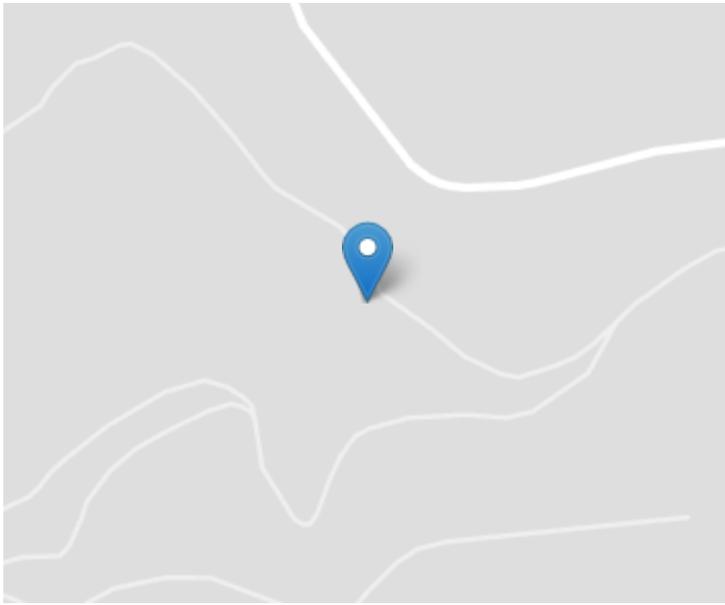
**REF: A/5116/LD**

**£385,000**

\*\*\* Secluded peaceful setting within the Brechfa Forest \*\*\* Well presented and refurbished 2 bedroomed period cottage \*\*\* Unrivalled location with great privacy \*\*\* Oil fired central heating, UPVC double glazing and telephone and Broadband connectivity

\*\*\* Stone built workshop area \*\*\* Recently completed multi purpose outbuilding split into two compartments \*\*\* Extensive lawned garden areas surrounding the property \*\*\* Pasture paddock bordered by the Brechfa Forest - Being fenced, gated and gently sloping \*\*\* Stream boundary \*\*\* Set within its own 2 acres of gardens and paddocks

\*\*\* Popular and sought after rural location - Idyllic position \*\*\* Extensive walkways and bridleways on your doorstep within the renowned Brechfa Forest \*\*\* Acres of woodland - No immediate Neighbours \*\*\* A superb opportunity awaits - Once in a lifetime opportunity \*\*\* Contact us today to view



## LOCATION

Morgan & Davies are proud to offer for sale this stunning smallholding positioned within the Brechfa Forest with no near Neighbours and direct access onto the Brechfa Forest. The property enjoys good access through the Forestry and onto the private lane track situated within the Abernant woodland which is access to miles of country walks, bridlepaths, cycle tracks and in a picturesque locality.

Llansawel is located 8 miles South from the University Town of Lampeter, 10 miles from the Market Towns of Llandovery and Llandeilo with a variety of amenities such as Supermarkets, Primary and Secondary Schooling, Places of Worship and G.P. Surgeries, and also within commuting distance of Carmarthen and the M4 intersection at Crosshands.

A truly unrivalled location and indeed a great opportunity.

## GENERAL DESCRIPTION

Cwmdu Bach does indeed offer an unique and unrivalled opportunity. The property itself has been refurbished in recent times and offers comfortable 2 bedroomed accommodation along with a newly fitted bathroom suite and a modern kitchen. It benefits from oil fired central heating, double glazing and telephone and Broadband connectivity.

Externally it sits within its own 2 acres of gardens and paddocks, the latter being sloping in nature. The outbuildings offers versatility with a stone built workshop that offers itself as kennels, workshop space, studio, etc., and a newly completed steel framed multi purpose barn again which offers workshop space, garages, stabling and kennels, all of which creating an unique opportunity and located on the edge of the Brechfa Forest with direct access into the woodland for walking, Horse riding, mountain biking, etc. A property truly deserving early viewing.

## THE ACCOMMODATION

### LIVING ROOM

28' 0" x 14' 0" (8.53m x 4.27m). Accessed via a UPVC front entrance door, an impressive inglenook fireplace housing the cast iron multi fuel stove with back boiler set on slated hearth, secondary fireplace with cast iron multi fuel stove, laminate flooring, staircase to the first floor accommodation.



**LIVING ROOM (SECOND ANGLE)****REAR HALL**

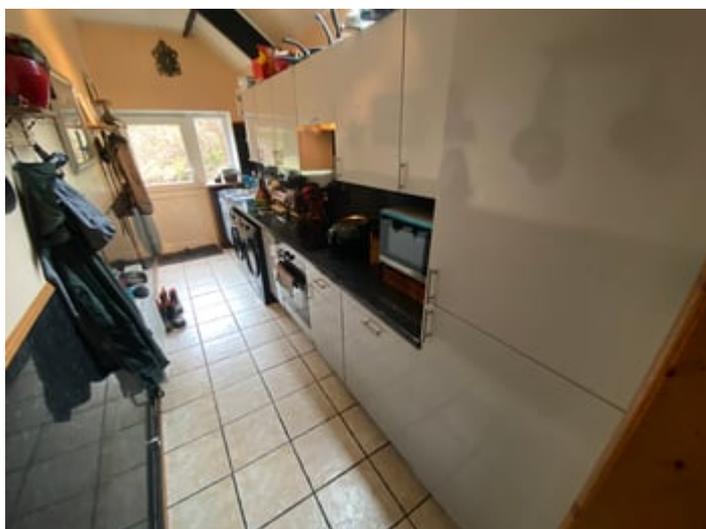
With tiled flooring.

**BATHROOM**

A recently completed 3 piece suite with a pea shaped panelled bath with shower over, low level flush w.c., pedestal wash hand basin, Velux roof window.

**KITCHEN**

16' 3" x 5' 5" (4.95m x 1.65m). An updated Kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit, 4 ring electric hob with extractor hood over, integrated oven, fridge/freezer and dishwasher, rear entrance door, tiled flooring, Velux roof window.

**KITCHEN (SECOND ANGLE)****FIRST FLOOR****LANDING**

With access to

## BEDROOM 1

13' 9" x 9' 6" (4.19m x 2.90m). With radiator, built-in wardrobe, exposed 'A' framed beams, Velux window.



## BEDROOM 2

11' 7" x 13' 0" (3.53m x 3.96m). With radiator, exposed 'A' framed beams.



## EXTERNALLY

### USEFUL RANGE OF OUTBUILDINGS

Comprising of

## WORKSHOP

30' 5" x 14' 0" (9.27m x 4.27m). Of stone construction under a steel profile roof offering potential as a workshop, garage or studio. Currently utilised as kennels.



## MULTI PURPOSE BARN

With electricity and hot and cold water connection. Offering a range of uses whilst also having a concrete slab in place for further extension. This barn includes the garage/workshop and store shed as detailed below.



### MULTI PURPOSE BARN (SECOND IMAGE)



### GARAGE/WORKSHOP

30' 0" x 14' 0" (9.14m x 4.27m). Again a useful space which could be utilised as a garage or stabling. Currently kennels with two electric roller shutter doors.



### STORE SHED

14' 8" x 13' 5" (4.47m x 4.09m). With roller shutter door and electricity connected.



### GARDEN SHED

12' 0" x 8' 0" (3.66m x 2.44m).

### OPEN FRONTED LOG STORE



### THE LAND

We are informed the property extends to approximately 2 ACRES with a formal lawned garden to the front and side of the property that leads onto the pasture paddock which is gently sloping, boundary fenced and gated, and could be ideal for keeping Animals along with the outbuildings. The garden is also bordered by a small stream providing an idyllic setting.



THE LAND (SECOND IMAGE)



STREAM BOUNDARY



GARDEN AREA



GARDEN AREA (SECOND IMAGE)



GARDEN AREA (THIRD IMAGE)



PARKING AND DRIVEWAY

A hard core driveway leads to the property offering ample parking space.



## PARKING AND DRIVEWAY (SECOND IMAGE)



## BRECHFA FOREST

A stunning position within the Abernant/Brechfa Forest. With direct access for walking, bridleway and mountain biking.

## POSITION OF PROPERTY



## AGENT'S COMMENTS

A stunning one off location with a pretty period cottage.

## 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'.

## Services

We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Directions

From Lampeter take the A482 South towards Pumpsaint. Proceed to the Village of Crugybar. At the 'Bridgend Inn Public House' turn right onto the Talley road. Proceed through the Village of Crugybar. At the next crossroads turn right proceeding towards Llansawel. Proceed into the Village of Llansawel and over the bridge. Continue to the junction. Take the right heading towards Llanybydder onto the B4337. Continue on this road for approximately 2.5 miles and access to Abernant Forest will be located on your left hand side. Take the first right. Continue for a further 500 yards, taking another right hand turning. Cwmdu Bach will be on your left hand side thereafter, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

H.M. LAND REGISTRY		TITLE NUMBER
		<b>WA 927382</b>
ORDNANCE SURVEY PLAN REFERENCE	SN5737 SN5837	Scale 1/ 2500
ADMINISTRATIVE AREA	CARMARTHENSHIRE/SIR GAERFYRDDIN	© Crown Copyright

