

Beautifully situated country holding set within the unspoilt country side of the Brecon Beacons National Park. In all approximately 22.298 acres.



Cwmnant Y Beudy, Myddfai, Llandovery, Carmarthenshire. SA20 0QA.

£735,000

REF: A/5455/AM

*** A must see holding *** Located in the unspoilt and well-known Brecon Beacons National Park *** Traditional stone and slate farmhouse offering 3 bedroomed accommodation *** Full of character and original features *** A perfect family home *** With a spacious and traditional courtyard layout to the front of the property with ample parking *** Stone and slate ranges ***

*** Set within 22.298 acres *** Split into 2 separate paddocks *** Native woodland *** Natural spring water supply *** Mature hedgerows providing natural shelter and stock proof fencing *** Peaceful stream boundary *** Far reaching views of unspoilt and picturesque Welsh countryside ***

*** Perfect location - Rural but not remote *** 2 miles from the quiet village of Myddfai *** 4 miles from the market town of Llandovery *** Commuting distance to Swansea, Llanelli and Cardiff *** Perfect country getaway *** Suiting all kinds of agricultural needs ***



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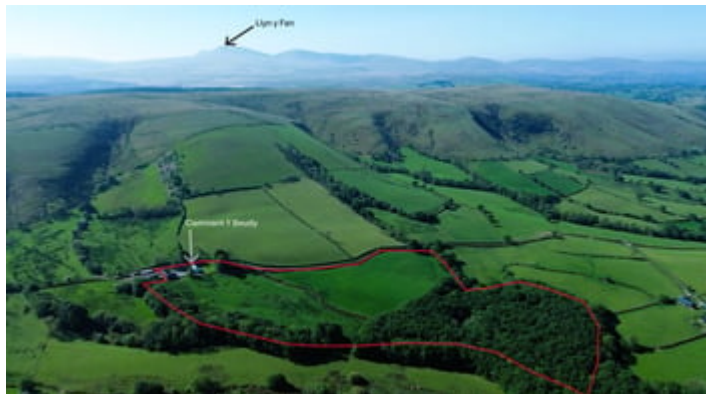
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Location

Cwmnant y Beudy is located in a rural location with access via a council maintained single tracked highway and being 2 miles from the peaceful and picturesque village of Myddfai. Set within the Well-known Brecon Beacons National Park. The property is 4 miles from the market town of Llandovery which offers a wide range of amenities and is within easy commuting distance of Carmarthen, Brecon and South Wales conurbation with the M4 Pont Abraham within 20 minutes drive.



General Description

The placing of Cwmnant y Beudy on the open market provides prospective purchasers with an opportunity of acquiring a first quality and tremendously appealing country holding in the heart of unspoilt Mid Wales countryside. The property has many appealing features throughout including a traditional 3 bedroomed farmhouse with a flowing lawned garden to the rear with far reaching views and a traditional smallholding courtyard to front for ample parking and a range of stone and slate outbuildings.

The residence is set within its own grounds and overlooks the grounds a whole. The land extends to approximately 22.298 acres with the majority of land being productive pasture land which is divided into 2 well sized and manageable paddocks with natural water supply. The property also benefits from having a native woodland with a stream boundary. The land is gently sloping and is easily accessible for machinery and suitable for all kinds of livestock.

Viewings are highly recommended and the property currently

consists of the following.



Reception Room

19' 1" x 14' 6" (5.82m x 4.42m) Access via a solid timber front entrance door. Flagstone flooring with an impressive stone inglenook fireplace with a feature bread oven. Exposed beams and an open timber staircase leading to the first floor accommodation. Radiator.



Living Room



20' 1" x 15' 10" (6.12m x 4.83m) With a feature stone wall fireplace and exposed beam ceiling. Double aspect windows with views over the Welsh countryside. Radiator.

Kitchen

24' 4" x 7' 7" (7.42m x 2.31m) A fully fitted oak farmhouse kitchen with a range of wall and floor units with work surface over, double drainer stainless steel sink with mixer tap. Plumbing and space for an automatic washing machine, radiator, tiled flooring and double aspect windows.



Utility Room

10' 2" x 10' 1" (3.10m x 3.07m) With an oil fired central heating boiler. Belfast sink and a rear half glazed timber entrance door. Radiator.



Cloakroom

With a low level flush W.C. and radiator.



FIRST FLOOR



Being approached via a timber staircase to landing.

Bedroom 1

14' 9" x 8' 3" (4.50m x 2.51m) an 'L' shaped room with with exposed beams and radiator.





Bedroom 2



13' 3" x 6' 8" (4.04m x 2.03m) With exposed beams, double aspect windows and a radiator.

Bedroom 3

13' 9" x 10' 3" (4.19m x 3.12m) With double aspect windows and a radiator.



Airing Cupboard

A large airing cupboard housing a copper cylinder and immersion heater.

Family Bathroom



10' 5" x 6' 5" (3.17m x 1.96m) A four piece suite comprising of a panelled bath, pedestal wash hand basin, shower cubicle and a low level flush W.C. Tiled flooring and part tiled walls. Radiator.

Externally

Gardens



The property benefits from having a well maintained lawned garden to the rear and side of the property all of which benefits from enjoying fantastic views over the land and surrounding countryside.

Stream with far reaching views

Outbuildings

50' 0" x 18' 0" (15.24m x 5.49m) An 'L' shaped arrangement of being traditional stone walls with part under a slate roof and part being under a curved corrugated steel roof. Thus providing stables and a former cow shed with a brick lean-to being the former dairy.



Stables

Former Cow Shed

Parking and Driveway

The property is approached by a single track no through council maintained highway, which leads to a traditional courtyard to the front of the property which provides ample parking.



The land

The Property as whole extends to approximately 22.298 acres, which is laid to pasture land and native woodland. The pasture land is highly productive and is suitable for livestock

grazing all year around and for hay/ silage purposes with the land being gently sloping to level and accessible for machinery. There is an abundance of shelter from mature hedgerows and good natural water supply.

The property also enjoys an area of native woodland with an abundance of wood supply with a stream boundary.



Far reaching views



Agent's Comments

This is one of the most attractive properties that Morgan and Davies have had instructions in recent times to offer for sale and is steeped in quality in every respect and the sole agents thoroughly recommend viewing at an early juncture

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'.

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.

Services

We are informed by the current vendors that the property benefits from Main Electricity, Private Water supply via a natural spring, Private Drainage to a septic tank, Oil Fired Central Heating. BT Telecom Connection available.

Please note that Mains Water will be connected to the property before completion.



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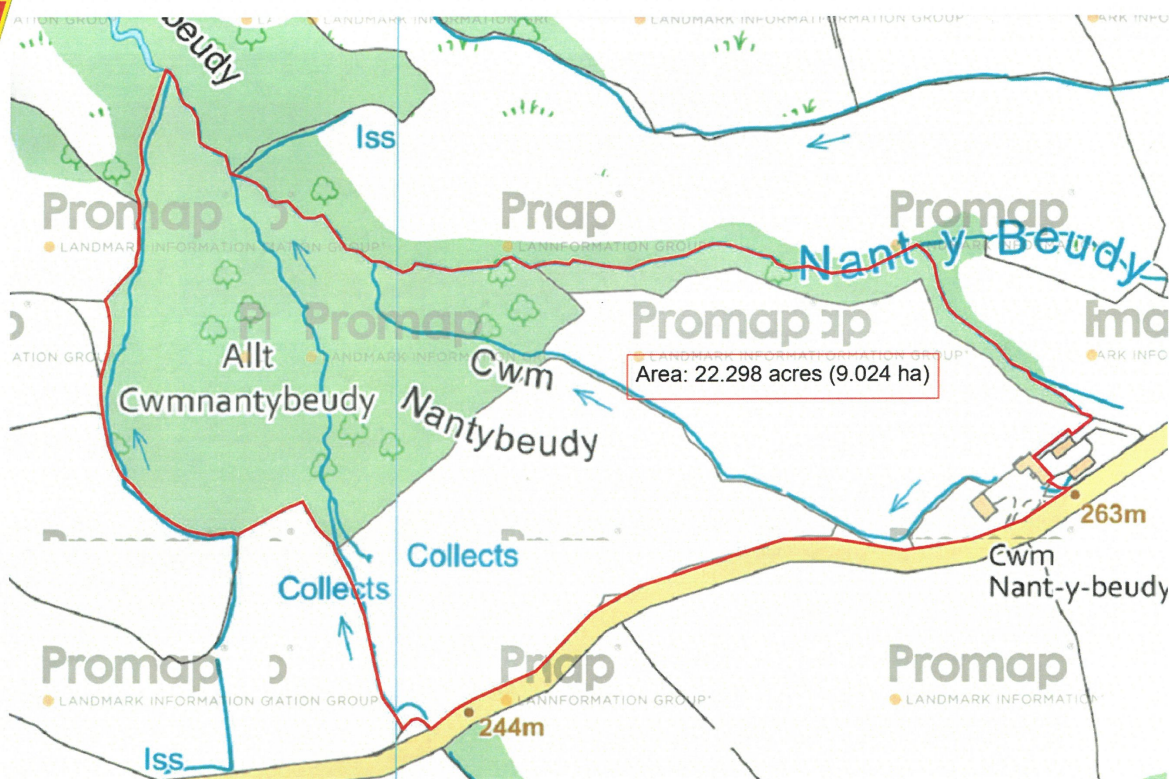
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Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



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MATERIAL INFORMATION

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

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? No

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

Mobile Signal

Strong

Construction Type

Stone and slate



Directions

From Llandovery head East on the A40, before leaving Llandovery take a right hand turning onto Waterloo Road, sign posted for Myddfai. Continue on this road for approx half a mile and turn right signposted for Myddfai. Continue on this road for 2.5 miles and before entering the village of Myddfai take a left hand turning and carry on this road for a further 0.6 of a mile before bearing right. Continue for 1.5 miles and the property will be on your left hand side.

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

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