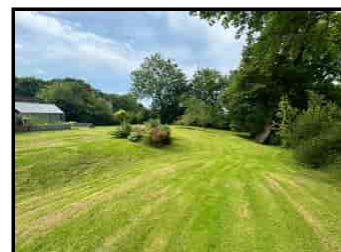


A traditional and period farmhouse set within half an acre of grounds within the Bannau Brycheiniog National Park



Gelli, Gwynfe, Llangadog, Carmarthenshire. SA19 9PG.

£450,000

REF: R/4261/LD

*** A traditional and period farmhouse - Yet enjoying everyday modern conveniences *** Sympathetically refurbished whilst retaining many of its original character features *** 4 bedroomed, 2 bathroomed accommodation *** Set within its own private grounds of approximately half an acre *** Rural location set amongst the Bannau Brycheiniog National Park *** Rural but not remote

*** Detached workshop *** Wood store and smoke house *** A substantial property with further conversion opportunity (subject to consent) *** Lovely grounds laid to lawn with greenhouse and raised beds *** Apple, Pear and Cherry fruit tree orchard *** Mature hedge boundary

*** Perfect Family home *** Located within a farmyard/agricultural setting *** Close to the Town Community of Llangadog *** Stunning rural location - At the foothills of the Black Mountains within Bannau Brycheiniog National Park *** Viewings are highly recommended - A rare and unrivalled opportunity *** Contact us today to view



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LOCATION

The property enjoys a stunning rural position some 5 miles inside the Bannau Brycheiniog National Park, 5 miles from the popular Village of Llangadog, 10 miles equidistance from the Market Town of Llandeilo and Llandovery, approximately 25 miles from the County Town and Administrative Centre of Carmarthen with access to the M4 Motorway and National Rail Networks.

The Village of Llangadog benefits from a Post Office, Butchers Shop, a small General Store, Public Houses, Doctors Surgery and a Primary School. There is also a small Railway Station on the edge of the Village with limited train links to Swansea and Shrewsbury.

As noted, the property enjoys a farmyard location and the farm buildings to the rear of the farmhouse are NOT included and are under separate ownership. These are agricultural buildings only.

GENERAL DESCRIPTION



A substantial and traditional period farmhouse providing the perfect Family home with 4 bedroomed, 2 bathroomed accommodation with generous living areas with three useful reception rooms.

The current Vendors have retained many of its original character features and charm whilst also providing all everyday amenities. It benefits from oil fired central heating, double glazing and Satellite Broadband connection.

Externally it sits within its own grounds of approximately half an acre with lovely lawned gardens, orchard and mature hedge boundary.

There offers potential for further conversion (subject to consent) into the walled garden area which used to be part of the farmhouse and could offer itself as an annexe, sun room, etc.

In all a rare opportunity to purchase a stunning farmhouse in the breath taking Bannau Brycheiniog National Park.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With half glazed front entrance door, tiled flooring, feature beamed ceiling.

SNUG

10' 4" x 10' 9" (3.15m x 3.28m). With a Victorian style cast iron open fireplace, tiled flooring, feature beamed ceiling.



KITCHEN

16' 1" x 10' 7" (4.90m x 3.23m). A Bespoke fitted kitchen with a range of wall and floor units with hard work surfaces over, ceramic 1 1/2 sink and drainer unit with mixer tap, electric cooker point, quarry tiled flooring, feature beamed ceiling, New efficient oil fired central heating boiler recently installed running all domestic systems within the property.



KITCHEN (SECOND IMAGE)



PANTRY

Currently utilised as a store and Dog kennel area but could be re-introduced as a utility. With plumbing and space for automatic washing machine, quarry tiled flooring.



DINING ROOM

16' 0" x 13' 10" (4.88m x 4.22m). With tiled flooring, two radiators and an in-built bar area, feature beamed ceiling.



LIVING ROOM

24' 5" x 17' 6" (7.44m x 5.33m). A fantastic Family room with part vaulted ceiling, patio doors opening onto the terraced walled garden, large cast iron multi fuel stove on a slate hearth with stainless steel splashback, three radiators.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



INNER HALL

Leading to

STUDY

6' 6" x 10' 0" (1.98m x 3.05m). With tiled flooring.

FIRST FLOOR

LANDING

With radiator.



BEDROOM 3

12' 8" x 9' 6" (3.86m x 2.90m). With radiator, stripped wooden flooring, built-in cupboard, hidden door through to loft room, views over the garden.



LOFT ROOM

17' 6" x 16' 4" (5.33m x 4.98m). With a mezzanine floor over the Living Room, picture window enjoying views over the garden, Velux roof window.



FAMILY BATHROOM

9' 5" x 6' 7" (2.87m x 2.01m). Having a period 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator.



BEDROOM 2

14' 2" x 11' 3" (4.32m x 3.43m). With stripped wooden flooring, radiator, views over the garden.



BEDROOM 1

15' 5" x 12' 6" (4.70m x 3.81m). With stripped wooden flooring, radiator, airing cupboard.



EN-SUITE TO BEDROOM 1

Comprising of a 4 piece suite with a shower cubicle, low level flush w.c., pedestal wash hand basin, bidet, extractor fan, radiator.



BEDROOM 4

11' 4" x 8' 3" (3.45m x 2.51m). With radiator, double aspect windows, access to the boarded insulated loft space via a drop down ladder.



EXTERNALLY

ADJOINING UTILITY ROOM

13' 3" x 9' 4" (4.04m x 2.84m). With plumbing and space for automatic washing machine and tumble dryer, fitted floor units with sink, tiled flooring, outside electric points.



OUTSIDE W.C.

With low level flush w.c.

COAL/FUEL STORE

WORKSHOP

15' 0" x 18' 0" (4.57m x 5.49m). Of timber construction with electricity points and concreted flooring.



LEAN-TO STORE

With concrete flooring.

WOOD STORE



WALLED TERRACED GARDEN

Formerly being an extension to the original farmhouse and could offer itself as a conversion (subject to consent) for an annexe, studio, sun room, etc.



ORCHARD

Apple, Pear and Cherry fruit tree orchard.

SMOKE HOUSE

GARDEN

The property sits within its own grounds of approximately half an acre of lovely kept grounds with mature hedge boundary and various flowering shrubbery and plants offering perfect outdoor areas for Family entertaining and for great privacy and a sense of the West Wales countryside. The property is surrounded by open farmland.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m). With a feature trough/raised beds/planters.



PARKING AND DRIVEWAY

The property is accessed via a right of way over a private drive with gated access providing ample parking and turning space.

FRONT OF PROPERTY



SIDE ELEVATION



PLEASE NOTE

The property enjoys a farmyard location and the farm buildings to the rear are NOT included and are in separate ownership. Please note that they are agricultural buildings only.

AGENT'S COMMENTS

A traditional and period farmhouse set in its own grounds in a stunning rural location.

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.

Services

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

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (51)

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

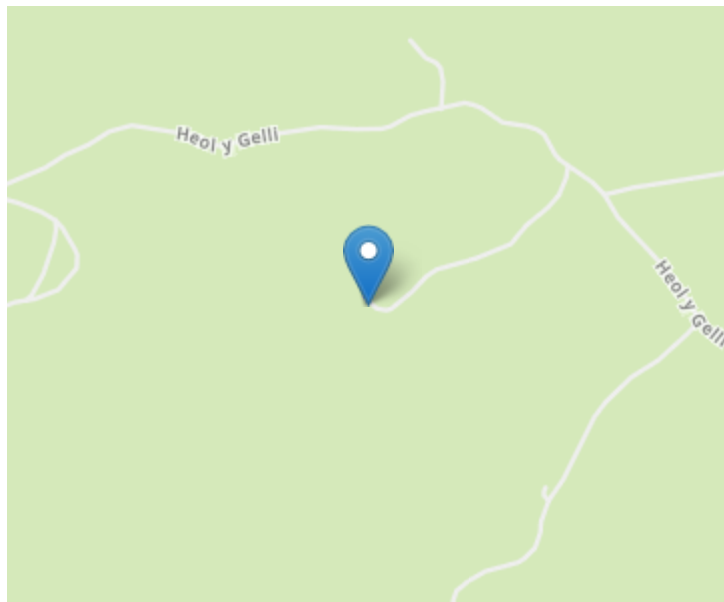
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

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

Construction Type

Traditional



Directions

what3words will point you to where the properties lies on the map - dips.scantygoofy

From Llangadog head South on the A4069 passing into Bannau Brycheiniog National Park. Continue for approximately 3 miles. Continue past the junction for Gwynfe and continue for a further 1.5 miles taking a left hand turning up a small hill on Heol Gelli. The property will be located thereafter after 0.5 of a mile on your left hand side, as identified by the property name sign. Continue down the private drive and the property will be located in front of you.

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		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(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 :

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