

*Totally transformed. A former Station House offering contemporary living with large grounds and detached garage/workshop. Cynghordy, near Llandovery, West Wales*



**Station House, Cynghordy, Llandovery, Carmarthenshire. SA20 0LY.**

**£425,000**

**REF: R/4100/LD**

\*\*\* No onward chain \*\*\* Totally transformed \*\*\* A former Station House - Now offering contemporary living \*\*\* Renovated 2/3 bedroomed accommodation \*\*\* Side extension now offering fabulous living area  
\*\*\* Cosy cottage feel with modern conveniences

\*\*\* Extensive plot with manicured lawned gardens \*\*\* Detached garage/workshop measuring 35' x 26' \*\*\*  
Breath taking country views over open farmland and the remarkable Towy Valley \*\*\* Extensive gravelled driveway with dual access gates

\*\*\* Stunning rural position beside Cynghordy Train Station - The Heart of Wales Line \*\*\* A short 10 minute drive to the popular Market Town of Llandovery at the foothills of the Brecon Beacons



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## LOCATION

The placing of Station House on the open market provides Prospective Purchasers with an opportunity of acquiring an historic yet renovated former Station House providing a perfect country getaway which is located in an area of considerable desirability close to the Breconshire/Carmarthenshire borders and in an area of outstanding natural beauty. Sugarloaf Mountains also lies within close proximity.

Main amenities of the area are offered in the Market Town of Llandovery which is famous for its Llandovery College School and is located in the Towy Valley with Rhandirmwyn and Llyn Brienne Dam located some 6 miles to the North. The Cardigan Bay Coastline and Carmarthen are both within a 25 minute drive with the M4 intersection at Pont Abraham/Crosshands within similar travelling distance.

## GENERAL DESCRIPTION



Prepare to be impressed! Here lies a renovated former Station House being totally transformed by the current Owners and now provides contemporary and modern living accommodation. The property offers 2 (possibly 3) bedroomed accommodation with a stylish fitted kitchen and bathroom suites.

The side extension offers a breath taking living area with a glass wall that provides magical views over the surrounding countryside.

Externally it sits within a sizeable plot of approximately 0.3 of an acre being well fenced and laid mostly to level lawn with raised flower beds and various paths and patio areas.

The garage/workshop offers potential for home working, workshop space, storage, etc. It benefits from electric roller shutter doors and has easy access from the large gravelled driveway.

As you would expect, the property is positioned adjacent to the Cynghordy Train Station which serves the rural Community of Cynghordy, near Llandovery. The Station is on the Heart of Wales Line approximately 75 kilometres North East of Swansea.

## THE ACCOMMODATION

The property truly deserves early viewing and the accommodation at present offers more particularly the following.

## LIVING ROOM

18' 0" x 16' 5" (5.49m x 5.00m). A recently constructed addition to the property now offering breath taking living space with UPVC front entrance door with side glazed panel, separate side patio doors to the garden area, glazed wall with breath taking country views over the Towy Valley, laminate flooring with under floor heating, lovely feature of a free standing roll top bath with antique style mixer tap and shower attachment, fitted made to measure blinds with spot lighting.



## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)



## UTILITY ROOM/W.C.

With low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, extractor fan, fitted units with plumbing and space for automatic washing machine and tumble dryer.

## KITCHEN

13' 7" x 13' 2" (4.14m x 4.01m). A stunning Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, integrated fridge/freezer and dishwasher, electric oven, 4 ring electric hob with extractor hood over, Ideal wall mounted LPG boiler, sliding patio doors to the rear patio, laminate flooring with under floor heating, feature beamed ceiling.



## KITCHEN (SECOND IMAGE)



## SITTING ROOM

12' 8" x 12' 5" (3.86m x 3.78m) into bay. With triple aspect windows, Red brick feature fireplace housing the cast iron multi fuel stove on a quarry tiled hearth, understairs storage cupboard, laminate flooring with under floor heating, feature beamed ceiling.



## SITTING ROOM (SECOND IMAGE)



## FIRST FLOOR

### LANDING

Leading to

### PRINCIPLE BEDROOM 1

12' 10" x 12' 7" (3.91m x 3.84m). With Bespoke built-in wardrobes, radiator, feature open fireplace with a slate hearth, double aspect windows.



### BEDROOM 1 (SECOND IMAGE)



## SHOWER ROOM

A stylish modern suite with a 4ft shower cubicle, large linen cupboard with sliding tray, double drawer vanity unit with wash hand basin, low level flush w.c., radiator, laminate flooring, access to the loft space.



SHOWER ROOM (SECOND IMAGE)



## BEDROOM 2

12' 1" x 9' 2" (3.68m x 2.79m). With double aspect windows, radiator, Bespoke built-in wardrobe.



## BEDROOM 2 (SECOND IMAGE)



VIEW FROM BEDROOM 2



## EXTERNALLY

### GARAGE/WORKSHOP

35' 0" x 26' 0" (10.67m x 7.92m). A fantastic space offering potential for workshop, garage, studio, potential annexe (subject to consent) with two electric roller shutter doors, concrete flooring.



**GARAGE/WORKSHOP (SECOND IMAGE)****SEPARATE W.C.**

With plumbing and space for automatic washing machine, sink unit with water heater, low level flush w.c., concrete flooring.

**LEAN-TO WOOD STORE**

22' 0" x 10' 0" (6.71m x 3.05m).

**GARDEN**

Here lies the true beauty. The property sits within an extensive plot of around 0.3 of an acre, the plot being mostly level in nature, and being laid to level manicured lawn with various flower and shrub borders. The garden has been a labour of love to the current Owner and has been well designed to appreciate its natural rural setting.

**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****PATIO AREAS**

To the side and rear of the property lies various patio areas which provides the perfect vista point to enjoy the surrounding landscape.



## GREENHOUSE



## PARKING AND DRIVEWAY

The property enjoys a dual access gravelled driveway with ample parking and turning space with ease of access to the main property and the garage.



## VIEWS FROM THE PROPERTY



## PROXIMITY TO TRAIN STATION



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

An unique opportunity. A historic property that has been brought back to life.

## **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## **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 mains water, mains electricity, private drainage, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



## Ground Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

### Directions

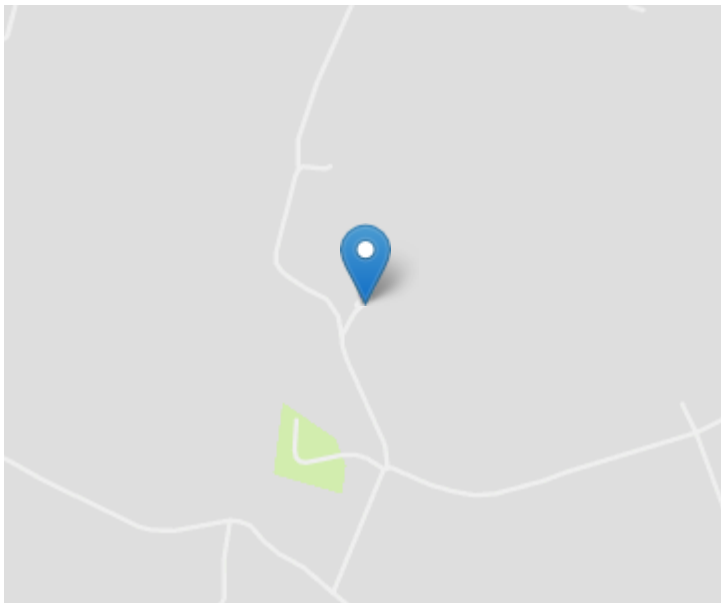
On leaving Llandovery head on the main A483 roadway heading towards Cynghordy. On entering the Village of Cynghordy turn left beside the Chapel and continue on this road signposted towards Cynghordy Train Station. The property will be located thereafter on your right hand side beside the Station.


what3words will point you to where the property lies on the map - feast.scouts.curls

**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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(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 

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

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