



Ty Newydd Gwynfe, Llangadog, Carmarthenshire, SA19 9PY

Offers In The Region Of £495,000

Set in a glorious location within the Brecon Beacons national park sits this delightful smallholding of 5 acres commanding wonderful views over dramatic countryside towards the Black Mountain and comprising a deceptively spacious Detached house standing in extensive lawned gardens. The versatile property

provides the following light and airy accommodation: Entrance Porch; Lounge / Dining Room; Fitted kitchen / breakfast room; Utility room; Ground floor bedroom; Ground floor bathroom; Sauna Room; Shower Room; Three 1st floor bedrooms and bathroom together with spacious office/landing area. Integral garage /

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Workshop. Valent recycling air heat exchange system. Electric heating . Upvc double glazing. Outside extensive lawned gardens with established herbaceous. Greenhouse. Mature native woodland Paddock. Viewing of this wonderful property is highly recommended - BOOK TODAY !



Council Tax Band: F



ENTRANCE HALL

6'11" x 4'0"

Limestone effect tiled floor. French doors leading to lounge. Half glazed paneled Upvc door affording lovely front elevation views towards the grounds and surrounding hills beyond.

LOUNGE / DINING ROOM

24'9" x 13'6"

Attractive open thread tread staircase with banister to 1st floor galleried landing. Storage Heaters x 2. Ample sockets throughout. Heat exchange vent.

KITCHEN / BREAKFAST ROOM

13'3" x 9'8"

Single drainer stainless steel sink unit with Chrome mixer tap set in a linen effect work surface with oak effect trim. Fitted range of base wall and larder units. Valent ceiling extractor hood.

UTILITY ROOM

11'0" x 9'7"

Single drainer stainless steel sink unit with Chrome mixer tap set in a linen effect work surface. Fitted with a range of base and larder unit. Ample work surface. Ample power points. Heat exchange point.

INNER LOBBY TO -

14'4" x 2'11"

BATHROOM

10'9" x 9'7"

Corner paneled jacuzzi bath. LOW level w.c. Pedestal hand basin with mixer tap. Triton electric shower set in glazed and tiled cubicle. Fully tiled walls. Ceramic tiled floor.

SAUNA

5'10" x 4'11"

SHOWER ROOM

7'4" x 5'9"

Shower in Tiled and glazed cubicle. Pedestal hand basin with tiled splash back. Low level w.c. Wall mounted electric heater. Ceramic tiled floor .

BEDROOM

16'1" x 13'5"

Extensive range of fitted pine wardrobes with hanging rails and shelving. Storage heater. Dual aspect views affording further views of grounds and hillsides beyond.

1ST FLOOR - GALLERIED LANDING

24'10" x 13'9"

Two dormer windows to front elevation affording further views to grounds and hills beyond and distant Black mountain range. Attractive balustrade. Storage heater. Heat exchange point.

BEDROOM

13'1" x 82'0" x 9'9"

Dormer window to rear. Storage heater. Ample power points.

INNER LANDING

Access to attic. Storage Heater.

BEDROOM

16'3" x 9'10" max

Dormer window to rear. Storage heater. Ample power points

BEDROOM

16'2" x 13'8"

Dormer window to front.Storage heater. Heat exchange point. Ample power points.

BATHROOM

Paneled Bath. Pedestal hand basin. Low level w.c.

INTEGRAL GARAGE

19'11" x 11'11"

Electric roller door with courtesy door to side.

OUTSIDE

The property has a gated entrance which leads onto to tarmac drive and courtyard area at the front elevation provided ample additional parking with access of to the garage.

GROUND

The property stands in extensive lawned grounds throughout which there are well established herbaceous borders together with numerous specimen trees and shrubs including many fruiting trees arranged around a lower level to the principal lawn. The

front garden area has a wonderful feature wildlife pond with impressive waterfall feature providing a home to a large variety of wildlife and fish. Greenhouse.

PADDOCK

Small paddock with gated access to established native woodland area extending to approximately 5 acres.

SERVICES

We are advised that the property is connected to mains electricity and water. Private drainage.

COUNCIL TAX

We are advised that the property is in Council Tax band "D".

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

LOCATION

The property is situated on the fringe of the village of Gwynfe which has it's own Village Hall and places of Worship. It is approximately 4 miles from the village of Llangadog which provides a good range of shopping facilities together with Primary school and rail link on the 'Heart of Wales' line. The towns of Llandeilo and Llandovery are approximatley 10 and 11 miles respectively and the county administrative town of Carmarthen is approximately 25 miles. The M.4 motorway can be joined at Pont Abraham or at Pontardawe/Ynysforgan (Junction 45) providing access to the University city of Swansea and of course is the main route to the rest of the country.

EDUCATION

A wide range of state schools are to be found in Llangadog, Ffairfach, Llandeilo and Llandovery - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.iscis.uk.net)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on: www.morgancarpenter.co.uk & www.zoopla.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC