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Ivy Cottage, Llangadog,  
Carmarthenshire, SA19 9BU

# Ivy Cottage

Asking price **£230,000**

A quaint 19th century detached cottage offering an abundance of original features, situated in a picturesque hamlet on the periphery of Llangadog.

A deceptively spacious three bedroom detached cottage

Available for sale for the first time in over fifty years

Positioned within a quiet hamlet and offering beautiful rural views

Within walking distance to the idyllic village of Llangadog

**\*\*A period property requiring partial renovation and decorative updating\*\***

Offering an abundance of potential and set within a generous plot

Impressive front, side and rear gardens with a first floor veranda seating area

Ample off road parking to the front

Viewing is highly recommended





A rare opportunity to purchase this charming 19th century detached period cottage, nestled within a quaint hamlet on the periphery of Llangadog village. Occupying a generous plot with enviable rural views to the front, Ivy Cottage offers an idyllic setting for those looking to escape to the country. The cottage itself boasts an abundance of period charm and offers vast amounts of potential for reconfiguration and/or extension. **We would advise potential buyers that the property requires partial renovation and full decoration throughout.**

The property is entered via a doorway to the side of the property leading into an entrance hallway, which is in the more modern part of the property. The entrance hallway provides access through another doorway into the rear hallway and into the useful utility room. The utility room has a wood framed window to the side and provides ample space for appliances and storage.

Continuing into the rear hallway, doorway lead into the ground floor shower room, the kitchen and a good sized storage cupboard. The shower room features an obscure wood framed window to the rear and has been fitted with a white three piece suite comprising; pedestal

wash hand basin, low level WC and a single curved corner shower cubicle with an electric shower unit fitted.

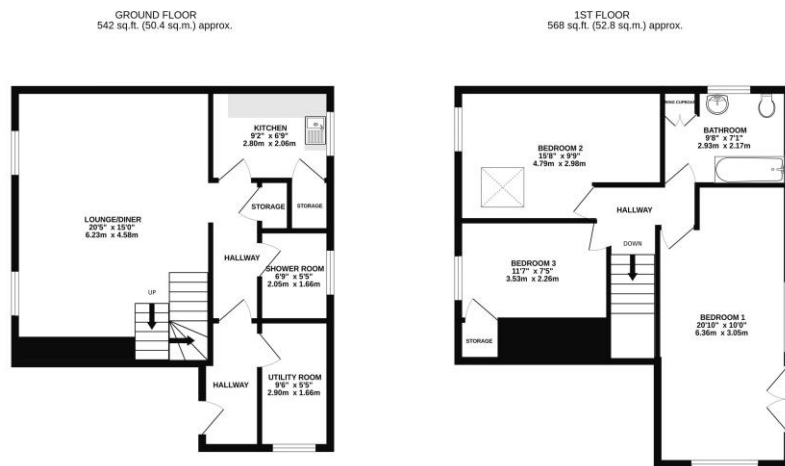
The kitchen also features a large wooden framed window to the rear and has been fitted with a matching range of base and wall mounted units, with a contrasting laminated worksurface over. The kitchen offer a ceramic sink unit positioned beneath the window, space for free standing fridge/freezer and cooker and a doorway at the rear provides access into the pantry storage cupboard.

Accessed via an archway leading into the original part of the property to the front is the impressive sized lounge/diner. You will be immediately drawn to the original stone fireplace to one end of the room, with its large wood burning stove. The exposed stone is mirrored at the other end of the room with a feature wall and the ceiling benefits from exposed wooden beams. There are two double glazed UPVC windows to the front and the staircase rising to the first floor accommodation is positioned in the far corner.

To the first floor, the landing area gives access to two well proportioned double bedrooms, the family bathroom and a large

Master bedroom benefitting from UPVC double glazing to two elevations and a set of UPVC patio doors leading onto a decked veranda. The two bedrooms to the front of the property both benefit from UPVC double glazed windows, with one bedroom also featuring a velux window to the front, flooding the room with natural light. The family bathroom to the rear of the property has been fitted with a matching coloured three piece suite comprising; panel bath, low level WC and a vanity wash hand basin set above cupboard storage, with a large airing cupboard to the side.

Outside to the front of the property, the main lawned garden is enclosed by a stone wall to one side, a mature hedge to the other and is accessed via a wide five bar gate. A gravelled driveway provides off road parking to several vehicles beyond the gate. The lawned garden wraps around to the right hand side of the property opening up into the rear. The Westerly facing rear garden has a continuation of the lawn from the front and is enclosed to three sides by a mature hedgerow. There is a timber built storage shed within the garden to remain and a useful timber constructed log storage shelter cleverly positioned under the exterior staircase leading up to the first floor decked veranda area.



TOTAL FLOOR AREA: 1110 sq. ft. (103.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

SAT NAV USERS: SA19 9BU

## Tenure

Freehold

## Services

Water, Electric, Drainage

Council Tax Band D

EPC Rating N/A

Viewing strictly by  
appointment through  
Herbert R Thomas

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## Energy performance certificate (EPC)

Energy rating	F	100 gWh/m²	1 February 2024
Property type	Detached house		
Total floor area	109 square metres		

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Total floor area: 109 square metres

### Rules on letting this property

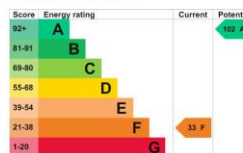
#### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) on [www.gov.uk/government/guidance/energy-ratings-for-rental-properties](http://www.gov.uk/government/guidance/energy-ratings-for-rental-properties). Properties can be let if they have an energy rating from A to E. You could make changes to [improve the property's energy rating](#).

### Energy rating and score

This graph shows this property's current and potential energy rating.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

