



- Spacious Four/Five Bedroom Detached House

- Integral Garage

- Beautiful Landscaped Gardens
- Extensive Wooded Grounds

- Approx. 5.5 Acres In All

- Wonderful Location with Glorious Views Within Bannau Brycheiniog



GENERAL AND SITUATION

Approximate Distances:

Llangadog 3 miles • Llandeilo 8 miles • Llandovery 8.5 miles • Ammanford 11 miles
M4 Motorway 16 miles • Carmarthen 22 miles • Swansea 25 miles

A spacious detached four/five bedroom house, set in approx. 5.5 acres of gardens and wooded grounds, in a glorious setting within Bannau Brycheiniog / Brecon Beacons National Park.

The house was built in around 1991 with a Swedish style timber framed construction in a secluded, elevated setting, over-looking its own landscaped gardens. We understand that the roof and windows were replaced in 2018 and although currently arranged as four bedrooms, there is a very large open-plan landing/sitting room on the first floor that could easily be subdivided with a stud wall to create a fifth bedroom, if desired.

The property is situated on the fringe of the village of Gwynfe just three miles from Llangadog, which has a village shop, primary school and a station on the Heart of Wales railway line. Wider ranges of shops and amenities are provided by Llandeilo, Llandovery and Ammanford, with access onto the M4 motorway at Pont Abraham, providing a fast link to Swansea and Cardiff.

THE RESIDENCE

A bright and spacious detached house with double glazed windows and electric heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The house is entered through a **Front Porch** which leads to a spacious **Living Room** from which stairs rise to the **First Floor** and a wide opening leads through to the **Kitchen** which is fitted with a range of built-in units, 1½ bowl sink with drainer and mixer tap and an electric cooker point.

A door from the **Kitchen** opens into a **Utility Room** with further matching built-in cupboards and sink, plus a door leading through to the **Integral Garage**.

There is a large **Ground Floor Bedroom** with built-in wardrobes and an adjoining **Ensuite Bathroom** fitted with a corner bath, shower cubicle, wash hand basin, WC and sauna.

From the **Living Room** stairs rise to the **First Floor** where there is an open-plan **Landing/Sitting Room** which has scope to be subdivided to provide a fifth bedroom if desired.

There are **Three First Floor Bedrooms**, and a **Family Bathroom** fitted with a panelled bath, WC and wash hand basin.

There is an **Integral Garage** with electric roller shutter door and a further **Shower Room** fitted with a shower cubicle, wash hand basin and WC.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane along a driveway that is shared with one neighbour. It leads to a pair of private five bar gates, which open onto a tarmacadam **Parking Area** with space for several vehicles.

The **Landscaped Gardens** are a particularly attractive feature of the property, comprising large areas of lawn, planted with a wide variety of ornamental shrubs, flower, fruit trees, **Greenhouse** and a **Wildlife Pond** with feature waterfall.

The remainder of the grounds are mature **Mixed Woodland**.

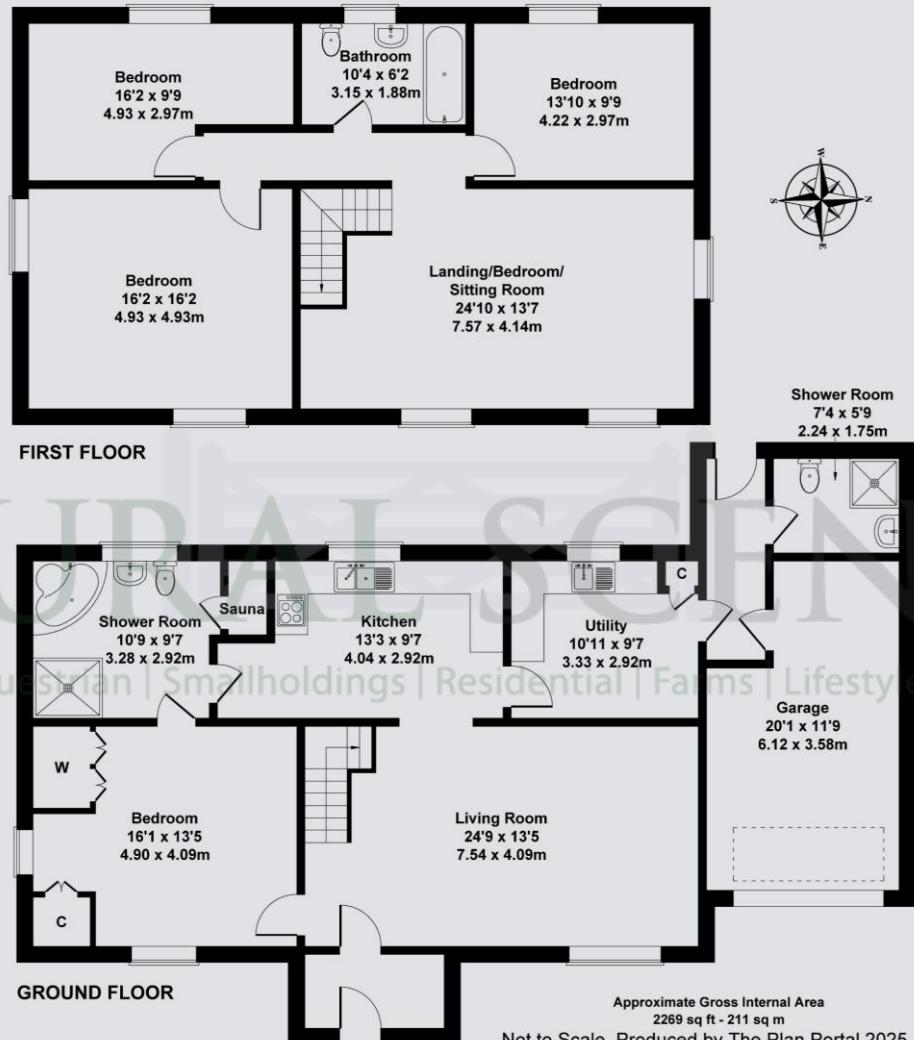


IN ALL APPROX. 5.5 ACRES
(About 2.2 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, ELECTRIC HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX F

DIRECTIONS

From Llangadog head south on the A4069 for 3 miles and turn right in front of a stone cottage. Follow the lane up the hill for a short distance and the entrance to Ty Newydd is on the left.

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