



Brynpoeth, Cyngordy, Llandovery,
Carmarthenshire, SA20 0NB.



- * Well Presented 4 Bedroom Detached Property *
- * Living Room, Kitchen, Utility, Bathroom & Shower Room *
- * Renovated By The Current Owner *
- * Remote & Off Grid Location Accessed Via Long Gated Track *
- * Stunning Surrounding Views *
- * Gas Central Heating *

OFFERS OVER £500,000

Description A beautifully presented detached 4 bedroom property set in possibly one of the most secluded spots in Carmarthenshire and boasts unrivalled views of the surrounding countryside and located approximately 8 miles from the market town of Llandovery, in an area almost entirely agricultural or forestry based. The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in the area.

The property has been fully renovated by the current owner and includes all you would need for modern day living yet maintains many traditional features. The immaculate property comprises living room, kitchen, utility room and downstairs bathroom with staircases to the first floor from the entrance hall & living room leading to 4 bedrooms and a shower room. To the side of the property there is a useful storage shed with lawned garden to rear and parking to the front.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, ice cream parlour, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows;

Entrance Hall 10' 10 x 6' 09 With stairs to first floor. Tiled floor. Radiator.

Bathroom 10' 07 x 8' 0 With roll top bath. Corner shower, pedestal wash hand basin and low level wc. Tiled floor. Recess lighting. Extractor fan. Radiator.

Utility Room 15' 09 x 4' 09 With plumbing for washing machine. Solar panel and heating controls. Water filtration system. Door to rear.

Kitchen 16' 03 x 16' 02 With floor level drawers and cupboards. Double Belfast sink. Cookmaster 5 ring gas hob & 3 ovens. Log burner. Dual aspect windows. Tiled floor. Part tiled walls. Radiator.

Living Room 24' 10 x 14' 07 With log burner in feature stone inglenook fireplace and oak bressumer over. Understairs cupboard. Tiled floor. Recess lighting. 2 radiators. Stairs to first floor. Door to [Log Store](#).

First Floor

Landing With feature stone wall. Radiator.

Bedroom 1 14' 07 x 12' 07 max With velux window. Radiator.

Shower Room 7' 08 x 6' 08 With restricted head room. Shower cubicle, low level wc and pedestal wash hand basin with illuminated mirror over. Part panelled walls. Heated towel rail.

Bedroom 2 11' 02 x 8' 03 With velux window. Radiator.

Landing from Entrance Hall With restricted headroom. Large velux window. Radiator.

Bedroom 3 11' 01 x 8' 01 With restricted headroom. Velux window. Storage cupboard with Worcester boiler. Radiator.

Bedroom 4 13' 05 max x 11' 01 With restricted head room. Dual aspect windows. Velux window. Storage cupboard. Radiator.

Externally The property is approached by a long gated drive upon reaching the property which is nestled within its fenced boundary. To the side of the property is a useful storage shed which holds the generator for the electricity. To the rear of the property is a log store and lawned garden which enjoys wonderful views of the surrounding area.

Broadband & Mobile Phone Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services With private spring water and drainage. LPG gas central heating. Solar Panels and PV panel for hot water. Diesel generator located in external shed.

Viewing Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax Band A



VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandovery@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

