



Penygroes, Cilycwm, Llandovery,  
Carmarthenshire, SA20 0TB



- \* A Beautifully Presented Detached Property With Detached Annexe All Set In 10 Acres \*
- \* 4 Bedroom (1 En-Suite) House With Kitchen/Diner, 3 Reception Rooms, Utility & Bathroom \*
- \* 1 Bedroom (En-Suite) Annexe With Living Room, Kitchen/Diner & Utility Room \*
- \* Outdoor Heated Swimming Pool & A Range Of Useful Outbuildings \*
- \* Tranquil Setting Located Approximately 4 Miles From The Market Town Of Llandovery \*

## GUIDE PRICE £799,950

**Description** A truly immaculate and well presented detached property with detached annexe set in approximately 10 acres in total in a beautiful rural location located approximately 4 miles from the market town of Llandovery, in an area almost entirely agricultural or forestry based in the foothills of the Cambrian Mountains. The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in this beautiful area.

The property has been well maintained and updated by the current owners with the renovation of the Annexe since purchase. The delightful main residence comprises; kitchen and dining area, spacious living room, snug, dining room, utility room and separate wc with staircase leading to the first floor with 4 bedrooms (1 through room), 1 en-suite and family bathroom. Across the lane from the main residence is a detached Annexe which can be used as additional living accommodation or holiday let and comprises; 1 bedroom (en-suite), spacious living room, kitchen/diner and utility room separate wc. Externally is a range of useful outbuildings currently used as storage and workshops along with impressive heated swimming pool and set in approximately 10 acres.

The village of Cilycwm is located approximately 1.1 miles away with the market town of Llandovery lying approximately 4 miles away and offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, ice cream parlour, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

The main residence comprises as follows:

**Entrance Hall** with staircase to first floor. Understairs cupboard. Recess lighting. Underfloor heating serving all of the ground floor.

**Snug** 12' 10 x 10' 7 with log burner in stone and brick surround with marble hearth. Dual aspect windows. Recess lighting.

**Dining Room** 12' 7 x 9' 6 with feature open fire in stone surround with former bread oven, slate hearth and oak bressumer over. Beamed ceiling.

**Living Room** 24' 2 x 13' 0 with log burner, slate hearth and bressumer over. Triple aspect windows. Door to side.

**Kitchen/Diner** 18' 11 x 15' 4 with a range of floor and eye level drawers and cupboards. Island with resin worktop and sink. Oil fired Rayburn used for hot water, heating and cooking. Integral dishwasher and fridge. Recess lighting. Feature lantern roof over seating area. Tiled floor. Triple aspect windows and French doors to rear decking.

**Utility Room** 6' 7 x 6' 5 with worktop and stainless steel sink. Plumbing for washing machine. Stable door to rear decking. Door leading to

**Separate Toilet** with low level wc, wash hand basin and extractor fan.

### First Floor

**Part Landing** with airing cupboard. 2 access hatches to roof space. Beamed ceiling.

**Bedroom 1** 12' 10 x 6' 8 with storage cupboard. Radiator. Dual aspect windows.

**Bathroom** 10' 6 x 5' 11 with P shaped panelled bath with shower attachment over. Low level wc. Wash hand basin with storage cupboard beneath and illuminated mirror over. Heated towel rail. Extractor fan. Part tiled walls. Recess lighting.

### Landing

**Bedroom 2** 14' 1 max x 12' 9 with former fireplace. 2 radiators. Dual aspect windows.

**Through Bedroom 3** 12' 10 x 7' with beamed ceiling. Radiator.

**Bedroom 4 (Primary Bedroom)** 24' 7 x 12' 11 with built in wardrobe. 2 radiators. Dual aspect windows. Measurement includes **En-Suite** with walk in shower cubicle, panelled bath with shower attachment. Low level wc. Wash hand basin with illuminated mirror over. Heated towel rail. Extractor fan and part tiled walls.

## The Annexe

The cottage lies adjacent to the main residence and is totally independent and self contained. Ideal for additional family members or holiday let. The cottage was renovated by the current owners in 2023.

**Entrance Porch** 14' 5 x 4' 7 with tiled floor and water tap.

**Living Room** 25' 2 x 16' 2 with log burner in surround and tiled hearth. Beamed ceiling. Storage cupboard. Double doors to rear. 2 radiators. Dual aspect.

**Kitchen/Diner** 22' 4 x 8' 11 with 4 ring CDA hob and oven under. Ceramic sink and drainer. Integral dishwasher. Tiled floor. The kitchen area flows into the dining area with conservatory style roof and windows offering fine views to the rear with double doors also leading to the rear patio area.

**Utility** 11' 3 x 4' 11 with ceramic sink and drainer. Hot water tank. Solar panel system controls. Plumbing for washing machine. Tiled floor.

**Rear Hall** with storage cupboard housing Worcester boiler.

**Bedroom 1** 16' 3 x 15' 10 with 2 radiators. Dual aspect windows. Door to front elevation.

**En Suite Shower Room** 8' 8 x 3' 10 with walk in shower. Low level wc and wash hand basin with illuminated mirror over. Heated towel rail. Extractor fan. Part tiled walls. Tiled floor. Access hatch to roof space.

## Services

**The Main Residence** With mains electricity, private water and drainage. Oil fired central heating.

**The Annexe** With mains electricity, private water and drainage. Oil fired central heating. Both properties have separate heating systems having individual oil tanks and different water systems yet run from the same well.

**Externally** The property sits in approximately 10 acres in total and is approached by a minor county road which separates the main residence with the outbuildings, annexe and land. To the side and rear of the main residence is a gravelled and lawned area with off road parking for several vehicles leading to a raised decking area off the kitchen which offers fine views of the surrounding countryside and an ideal area for al fresco dining. Across the road lies the Annexe with rear patio and lawned garden.

**Outbuildings** The property offers a range of useful outbuildings including; **Garage** of steel framed and concrete block construction with corrugated roof. **Former Stable** being timber framed with asbestos roof. **Detached Garage** of block construction with asbestos roof. **Dutch Barn** of steel framed construction and block walls with corrugated roof and timber doors. **Lean To** to the rear with outside toilet. **Further Former Stable** of timber construction with asbestos roof and now used as a workshop.

**Outdoor Heated Swimming Pool** being South facing and enclosed. Storage Shed of timber framed construction and asbestos roof housing swimming pool controls and can be used as a changing area.

**Land** The land extends to approximately 10 acres in total. As can be seen by the attached land map the land lies beyond the outbuildings and is mostly valley bottom pasture land.

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

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

**VIEWING: CONTACT THE AGENTS: Llandovery Office**

**Tel: 01550 720 440 E-Mail: [llandovery@ctf-uk.com](mailto:llandovery@ctf-uk.com) Web Site: [www.ctf-uk.com](http://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

