

Tyle Glas, Llandovery,
Carmarthenshire, SA20 0RU



- * An Immaculately Presented Detached Property Completely Renovated To A Very High Standard All Set In 56 Acres *
- * 3 Bedroom (1 En-Suite) Bungalow With Impressive Kitchen/Diner/Living Area, Utility & Bathroom *
- * Detached 1 Bedroom, Shower Room & Living Space For Additional Living *
- * Delightful Cabin Located Nearby With 1 Bedroom, Kitchen/Diner & Shower Room *
- * Useful Range Of Steel Framed & Timber Framed Outbuildings *
- * Tranquil Setting Located Within The Brecon Beacons National Park & Approximately 3.5 Miles From The Market Town Of Llandovery *

GUIDE PRICE £1,300,000

Description A truly immaculate and well presented property set in approximately 56 acres in total in a beautiful rural location approximately 3.5 miles from the market town of Llandovery, in an area almost entirely agricultural or forestry based within the Brecon Beacons National Park. 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 totally renovated by the current owners since 2021. With a high standard of presentation, the accommodation flows well from the entrance hall to the impressive triple aspect kitchen/diner/living space with fitted units, island and breakfast bar along with log burner all whilst overlooking stunning rural views. Along the corridor are 3 double bedrooms with the primary bedroom having en-suite shower room. Externally there is an additional living space for extended family and friends in the form of a detached fourth bedroom with shower room and seating area. On the main yard there is also a range of useful outbuildings including 2 steel framed sheds and newly added timber framed storage shed which includes boiler room. A short walk away from the main residence and located within the woodland is a delightful secluded cabin built by the current owners which includes 1 bedroom, kitchen/diner/living room and shower room.

The market town of Llandovery 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 9' 01 x 8' 10 with tiled floor. Panelled walls and ceiling. Measurement includes **Cloakroom** with low level wc and wash hand basin.

Hallway With access hatch to roof space and tiled floor.

Kitchen/Living/Dining Room 28' 9 max x 21' 07 max. A beautiful triple aspect open plan living area with a vaulted panelled ceiling offering a spacious family living space. A range of floor level drawers and cupboards, Double Belfast sink set in granite worktop, Siemens induction hob with pot filler tap and extractor over. Integral dishwasher and fridge. Double eye level ovens. Island with seating area. Double doors to side. Log burner in tiled surround and slate hearth and oak mantel over.

Utility Room with timber worktop and double Belfast sink with spray tap attachment. Heated towel rail. Plumbing for washing machine. Shelving. Panelled walls. Stable door to rear.

Bathroom 8' 3 x 7' 8 with roll top bath and shower attachment. Walk in shower. Vanity unit with marble top and undermount basin. Low level wc. 2 heated towel rails. Part panelled and part tiled walls. Tiled floor.

Bedroom 1 11' 9 x 8' 9 with tiled floor and storage cupboard.

Bedroom 2 12' 6 max x 8' 10 max with tiled floor and storage cupboard.

Bedroom 3 17' 0 max x 11' 5 max with storage cupboard, tiled floor and part panelled walls. Sliding door to En-Suite 9' 8 x 3' 10 with low level wc, vanity unit with marble top and undermount basin and mirror over. Walk in shower. Heated towel rail. Part panelled and part tiled walls.

External Bedroom To the side of the main residence is a detached bedroom for extended family and comprises;

Bedroom 4 19' 11 x 14' 9 with tiled floor, 2 radiators and triple aspect windows.

En-Suite Shower Room 9' 6 x 4' 10 with low level wc, vanity unit and oval countertop sink. Walk in shower. Heated towel rail. Part tiled walls and tiled floor. Extractor fan.

Storage Cupboard with access hatch, tiled floor, shelving and clothes rail. Heating system.

Externally The property is approached by a gated entrance leading to hardstanding parking area and leads to a useful range of outbuildings which includes the following;

Adjacent to the main property is a newly built **Timber Cladded Outbuilding** which houses the boiler and heating system measuring 13' 10 x 12' 5 and leading to log store and storage shed of timber construction with profile sheet roof and concrete floor measuring 24' 5 x 13' 9

General Purpose Shed 40' x 19' of steel framed construction with part block and part corrugated walls beneath a profile sheet roof.

Larger General Purpose Shed 40' x 40' of steel framed construction with part block and part corrugated walls with profile sheet roof.

Land The land extends in all to approximately 56 acres in total and includes a mixture of pasture, woodland and apple orchard with over 1000 apple trees planted with a mix of 2 and 6 year old trees suitable for any start up cider business.

A short walk away from the main residence and located within the woodland is a beautiful **Log Cabin** which again, has been built and finished to a high specification and comprises;

Kitchen/Diner/Living Room 18' 9 x 9' 3 with a range of floor level drawers and cupboards, Belfast sink, 2 ring gas hob, shelving, log burner, part tiled walls and panelled ceiling.

Bedroom 12' x 9' 1 with built in wardrobe, timber flooring, panelled walls and ceiling.

Shower Room 6' 5 x 5' 8 with walk in shower, low level wc, pedestal wash hand basin, extractor fan and panelled ceiling

Services With mains electricity, private water and drainage, Underfloor heating in main residence and external bedroom.

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 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

