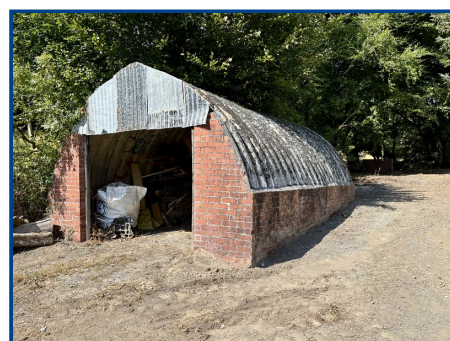


**Cynghordy
Llandovery
Carmarthenshire.**

Price **£275,000**



- Detached Traditional Stone Built Cottage
- Planning Permission To Extend To A 4 Bedroom House.
- In Need Of Total Renovation
- Former Blacksmiths Of Stone Construction and Nissan Style Store
- 3.5 Acres Of Grounds



General Description

A smallholding comprising a detached stone and slate- built cottage with planning permission to extend to a four bedroom house. Along with 3 1/2 acres of grounds, a stone built former blacksmiths and a detached Nissan style store.

EPC Rating: G1

Cynghordy, Llandovery, Carmarthenshire.

Property Description

A smallholding located on the outskirts of Cynghordy, being approximately 5 miles north of the market town of Llandovery and 7 miles south of Llanwrtyd Wells.

A smallholding comprising a detached stone and slate-built cottage with planning permission to extend to a four bedroom house. Along with 3 1/2 acres of grounds split into two paddocks, including a stream, a stone built former blacksmiths and a detached Nissan style store.

This offers a blank canvas to renovate and extend a traditional stone-built cottage with the added benefit of land and outbuildings. The cottage is very accessible off a Council maintained road.

Planning Permission

Planning permission has been granted for the demolition of existing rear extension and construction of new rear and side extensions to property including some alterations to existing dwelling house. Application No: PL/08338

Location

The property is located on the outskirts of the village of Cynghordy, in the delightful Upper Towy valley. There are stunning views to some striking scenery that the area is renowned for. In an area of outstanding natural beauty, the property is just four miles from the market town of

Llandovery which offers an excellent range of schools including the internationally recognised Llandovery College, a hospital, shops, supermarket and petrol station. There are wonderful opportunities for walking, riding and cycling near the village, lying at the edge of the Crychan Forest and Brecon Beacons National Park. There are Golf courses at Brecon, Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and gardens, with Aberglasney and the Botanic Garden of Wales within an hours drive. The extensive Cardigan, Carmarthen and Pembrokeshire coastline are also around an hour away by car. Cynghordy itself has a 'halt' train station within the village.

Agents Note

A Japanese Knotweed Management Plan and Insurance Backed Guarantee is in place at the property. Further details can be provided by the agent.

Services

Property currently connected to mains electricity and water. Private drainage. All services require updating.

Tenure

Freehold

Council Tax

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		106
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.