

LLANDEILO  
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## Smallholding - Cynghordy, Llandovery



**3 Bedrooms**

**14 acres**

Reference  
**DMP 91**

£625,000

Ystrad Bran, Cynghordy,  
Llandovery, Carmarthenshire,  
SA20 0LF

Ystrad Bran is a delightful 14 acre smallholding near the village of

Cynghordy and some 4 miles from the market town of Llandovery. The property includes a 3 bedroom bungalow and a range of brick out buildings including storage sheds and stables.

## Ystrad Bran

- **Delightful smallholding**
- **Oil central heating**
- **Close to Brecon Beacons National Park**
- **Close to Market town of Llandovery**
- **Stables to rear**
- **16 Solar Panels**
- **Double glazing**
- **Panoramic views**

Ystrad Bran is a delightful 14 acre smallholding near the village of Cynghordy and some 4 miles from the market town of Llandovery. The property includes a 3 bedroom bungalow and a range of brick out buildings including storage sheds and stables. The land is in two parcels and is gently sloping leading down to the river Bran.

The dwelling consists of three bedrooms, including two double bedrooms, two reception rooms with kitchen and bathroom. The property has double glazing throughout and oil fired central heating. The setting is elevated and is truly stunning with views across the land and surrounding countryside.

The property is accessed off the Llandovery to Llanwrtyd Wells road about half a mile before the village of Cynghordy. The entrance drive is on the left hand side of the county road as you travel from Llandovery and takes you a short distance to homestead.

### Dwelling

Front Hallway: 6.665m x 1.420m leading to all reception and bedrooms.

Reception: 4.065m x 3.655m (max) New wood burner in traditional surround. Bay window with views to side aspect. Parquet wooden floor, radiator.

Reception: 4.054m x 3.346m (max) Open fireplace, bay window with views to front aspect. Radiator.

Kitchen: 3.081m x 3.002m. Rear entrance. Fitted kitchen with range of base and wall units. Ceramic hob cooker and single drainer stainless steel sink unit & large cupboard, views to rear aspect. Radiator.

Rear Portico: timber framed rain shelter and boot storage

Bedroom: 3.635m x 3.656m Views to front aspect. Radiator.

Bedroom: 3.630m x 3.022m Fitted wardrobe, views to rear aspect. Radiator.

Bedroom: 3.629m x 2.400m Fitted wardrobe, views to side aspect. Radiator.

Bathroom: 2.365m (max) x 2.027m (max) Low level WC, pedestal hand basin, new panel bath with power shower over bath. Views to rear aspect. Radiator.

Loft space: The loft space is fully insulated and has sufficient headroom for additional living space with the appropriate permissions.

Council Tax: We are advised that the property is in Band D

EPC Rating: E

External

Sixteen solar panels were installed by LMF Energy Services in April 2024 resulting in much lower electricity bills.

Outside building to include WC and plumbing for washing machine.

The traditional brick buildings could be converted from stables to general storage. There may be an opportunity to convert to residential with the appropriate planning

permission.

To the rear there are two wooden pole barns with earth/gravel floor which provide general purpose storage. These could be relocated if necessary.

## Land

The land is in two enclosures and is gently sloping and suitable for a range uses from equine to small scale beef and sheep production or cultivation. The land borders the river Bran which provides a natural water supply.

The septic tank is situated adjacent to the outbuildings and was cleaned out in summer 2025

## Agent`s comments:

A rare opportunity to purchase a delightful smallholding on the outskirts Cynghordy and some 4 miles from the market town of Llandovery. Early viewing is recommended.

Viewing: Strictly by appointment through the Agents.

## Details

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### Contact Us

LLANDEILO

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ete



Sitting Room

Living Room

Kitchen

Bathroom

Hallway

Bedroom 1

Bedroom 2

Bedroom 3







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