



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Landre
Llanddeusant
Llangadog
Carmarthenshire
SA19 9UY**

Price £350,000



- Traditional two bedroom Welsh cottage
- Wealth of beautiful original features
- Light filled conservatory overlooking gardens
- Landscaped gardens with brook
- Peaceful rural setting
- Ideal countryside retreat
- Located with in Brecon Beacons National Park
- Multifuel Stove, biomass boiler and electric ceramic radiators

General Description

Charming two bedroom Welsh cottage with landscaped gardens, brook and wildlife ponds.

Viewing highly recommended

EPC Rating: F37

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Llanddeusant, Llangadog, Carmarthenshire.

Property Description

Nestled within the breathtaking rural surroundings of Llanddeusant, this delightful traditional Welsh cottage offers an exceptional opportunity to acquire a characterful home rich in original features and natural beauty. With beautifully landscaped gardens, the property enjoys a peaceful countryside setting enhanced by a gently flowing brook and established wildlife ponds, creating a truly tranquil retreat.

The cottage provides warm and inviting accommodation full of charm and authenticity. Original features throughout reflect the heritage of the home, combining rustic character with comfortable modern living.

The ground floor comprises a welcoming open plan living and dining room featuring period detailing and a cosy atmosphere with inglenook fireplace. The kitchen retains a traditional cottage feel while offering practical space for everyday living.

A standout feature of the property is the lovely conservatory, perfectly positioned to overlook the gardens and surrounding greenery, providing an ideal space for dining, reading or simply enjoying the changing seasons and abundant wildlife.

To the first floor are two well proportioned bedrooms, both enjoying pleasant outlooks over the gardens and countryside, together with a shower room.

The gardens are a particular highlight of Llandre, thoughtfully landscaped to create a harmonious natural environment. Meandering pathways lead through established planting, lawned areas and seating spaces ideal for outdoor enjoyment.

Entrance Porch

With double glazed door and slate floor.

Open Plan Living and Dining Room (15' 1" x 24' 3") or (4.59m x 7.40m)

Stairs to first floor

Living Area

Radiator, exposed stone fireplace with multi fuel burner, slate hearth, double glazed window and double glazed sash window to rear.

Dining Area

Feature inglenook fireplace with slate hearth and biomass boiler, radiator, former winding staircase and double glazed window to front.

Conservatory (14' 5" x 9' 8") or (4.39m x 2.94m)

Oak effect upvc conservatory with polycarbonate roof and radiator.

Kitchen (10' 10" x 8' 8") or (3.30m x 2.63m)

Part tiled walls, radiator, wall, base and drawer units work surfaces over. Stainless steel sink and drainer, plumbing for washing machine and appliance space. Ceramic hob, extractor fan and eye level oven. Door to side porch.

Rear Porch

First Floor

Bedroom 1 (15' 1" x 9' 1") or (4.60m x 2.77m)

With two double glazed window and radiator. Built in wardrobes and storage cupboard.

Bedroom 2 (6' 11" x 10' 0") or (2.12m x 3.04m)

With built in cupboards, double glazed sash window to rear, radiator and airing cupboard with shelving.

Llanddeusant, Llangadog, Carmarthenshire.

Shower Room (5' 2" x 8' 2") or (1.58m x 2.50m)

Vanity unit with wash hand basin, walk in shower enclosure with rainfall shower and hand held attachment. Low level WC, radiator and heated towel rail.

EXTERNALLY

Landscaped rear gardens with raised beds, brook and wildlife ponds. Green house, log store and garden shed. Views across the neighbouring farm land.

Garage (18' 2" x 9' 0") or (5.53m x 2.75m)

Concrete floor, power and light. Up and over door.

Car port

With log store

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing Arrangements

By appointment with the selling agent.

Broadband and Mobile phone

The broadband is good in this area. The signal is standard. Please check with your provider

Services

Mains electricity, Biomass boiler, mains water and septic tank

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the main A40 for Llandovery. At square and compass roundabout turn right for Llangadog. On entering the village take the B4069 sign posted Brynamman. Continue on this road until and turn left after the Three Horse shoes over the the bridge signposted Llanddeusant. Continue up the hill through Twynllannan passing the council houses on the right. Proceed to the next junction and turn left just after Llwynceilyn. The property will be found along this road on the right hand side.

