



Cefnheidrym, Llanddeusant, Llangadog,
Carmarthenshire, SA19 9AQ



- * 20 Acre Livestock Farm *
- * Traditional Yet Spacious 4/5 Bedroom Farmhouse *
- * 3 Reception Rooms, Kitchen, Conservatory, Utility, Bathroom & Wet Room *
- * Useful Range Of Traditional & More Modern Outbuildings Along With Stable Block *
- * Peaceful Location Enjoying Fine Views *
- * Located Within The Brecon Beacons National Park *

GUIDE PRICE £750,000

Description If you are looking for peace and quiet this 4/5 bedroom property is just for you. This charming rural property is set in approximately 20 acres of land and located in a fine position within the Brecon Beacons National Park enjoying ever changing views. The hamlet of Llanddeusant will offer a strong and homely community to any purchaser with the area being almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking and other country pursuits.

The main farmhouse includes all that could be expected of a traditional and spacious family home and comprises; kitchen, living room, sitting room, dining room, conservatory, utility and wet room to the ground floor with a beautiful staircase rising to the first floor with 4 double bedrooms, office/bedroom 5 and family bathroom. Externally the property is set just off a minor country road with wonderfully maintained lawned garden and patio area with parking for several vehicles leading to a range of traditional and modern outbuildings along with stable block.

The village of Llangadog is located approximately 7.5 miles away and benefits from most useful amenities with a junior school, mini market, butchers, post office/newsagent, public houses, restaurant, community hall and doctors surgery. The market town of Llandovery offers good shopping and recreational facilities with a variety of shops, library, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctors surgery. Also the popular town of Llandeilo lies to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and a newly built Secondary school.

The accommodation comprises as follows;

Entrance Hall with staircase leading to first floor. Ceiling rose. Radiator.

Conservatory 12' 4 x 9' 3 max. With door to rear garden. Tiled floor. Radiator.

Dining Room 14' 10 x 11' 4 with open fireplace in a tiled surround with hearth and mantel over. Timber flooring. Exposed beam. Ceiling rose. Radiator.

Living Room 11' 10 x 9' 4 solid fuel log burner on tiled hearth. Window shutters. Radiator.

Sitting Room 14' 10 x 14' 6 max. With open fire, slate hearth and slate mantel over. Ceiling rose. 2 radiators.

Kitchen 21' 6 x 11' 11 with a range of floor and eye level cupboards. Stainless steel sink and drainer. 4 Ring electric hob. Oil fired AGA with twin hot plates in tiled surround. Part tiled walls. Tiled floor. Radiator. Stable door to porch.

Porch 8' 2 x 4' 6 with tiled floor. Door to outside.

Wet Room 9' 6 x 4' 11 of irregular shape. With walk in electric shower with shower seat. Pedestal hand wash basin. Low level WC. Heated towel rail. Extractor fan.

Utility Room 13' 1 x 6' 4 with plumbing for washing machine. Grant oil fired boiler. Tiled floor.

Boot Room 10' 10 x 6' 4 with stainless steel sink and drainer. Floor level cupboards. Door to rear. Tiled floor. Radiator.

First Floor

Landing with airing cupboard and hot water tank. Access hatch to roof space.

Office 9' 1 x 8' 0 with radiator.

Bedroom 1 16' 0 x 10' 10 with radiator.

Bedroom 2 11' 9 x 11' 4 max. With radiator.

Bedroom 3 9' 11 x 8' 10 with radiator.

Bedroom 4 15' 11 x 11' 6 with built in wardrobe. Radiator.

W.C. with low level WC.

Bathroom 12' 4 x 7' 0 with free standing bath. Pedestal hand wash basin. Low level WC. Shower cubicle with Triton shower. Wall heater. Tiled floor. Fully tiled walls. Radiator.

Externally the property is approached by a gated entrance with short sweeping drive to the rear parking area. The property is set within beautifully maintained gardens to the front and side with pathway around the property leading to side access to the outbuildings. **Storeroom** 8' 9 x 6' 7 attached to the main property with tiled floor.

Outbuildings to the side and rear of the property there is a range of useful traditional and more modern outbuildings comprising;

General Purpose Shed with part block walls measuring 30' x 28' 7. With lean-to measuring 20' 11 x 20' 2. Part steel and part timber construction. Concrete floor and corrugated roof. **Additional General Purpose Shed** of steel frame construction measuring 29' 6 x 29' 5. Part block and part corrugated walls with corrugated roof.

Stone and Slate Barn measuring 38' 1 x 18' 10. With concrete floor.

Large General Purpose Shed of block and corrugated construction with cubicles and holding pens. With corrugated roof. To the rear of the shed is the former slurry pit.

Workshop of block construction

Range of Stables to the rear of the outbuildings is a stable block with 7 individual stables with concrete yard to the front and easy access to grazing paddocks. Outside tap and Tack Room to side.

Land Extending in all to approximately 20 acres. The land is level to gently sloping clean pasture and lies either side of the council maintained road as can be seen from the attached land map.

Services with mains water and electricity. Private drainage and oil fired central heating. The property benefitted from a new roof in 2024.

Broadband and Mobile phone standard broadband is available in the area.

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.

Tenure Freehold

Council Tax F.

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440

E-Mail: llandoverly@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

