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The Barn Tynlone Llangadog, Carmarthenshire, SA19 9EW

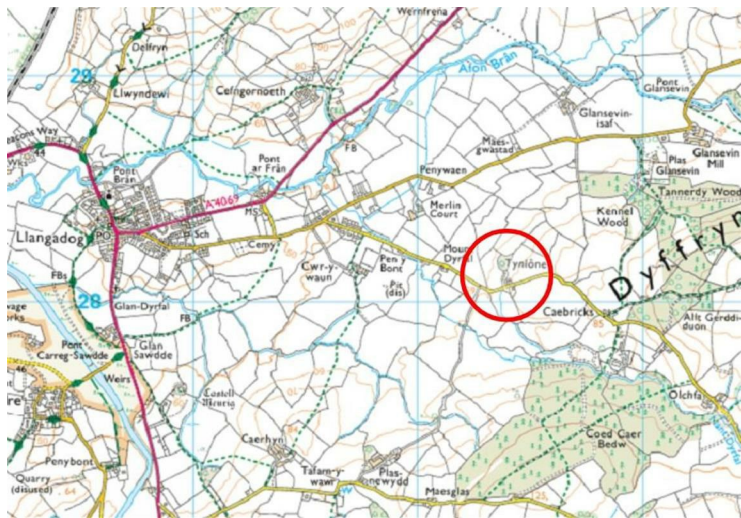
£295,000

An Exciting Rural Conversion Opportunity – Two Self-Contained Residential Units
 1 Mile Llangadog - Picturesque Towy Valley - Edge of Bannau Brycheiniog National Park - Excellent Transport Links

An exciting and increasingly rare opportunity to acquire a rural conversion project in the picturesque Towy Valley, occupying an attractive countryside position on the edge of, but importantly outside, the Bannau Brycheiniog (Brecon Beacons) National Park and within an area renowned for its outstanding natural beauty.

The property offers considerable potential for purchasers seeking a project with residential, multi-generational and investment appeal, with the proposed scheme providing the opportunity to create two self-contained residential units. The proposed elevations illustrate a sympathetic conversion which retains the character of the existing rural buildings while creating attractive modern accommodation.

LOCATION



The Towy Valley – A Truly Special Rural Setting

The property enjoys a particularly attractive position within the Towy Valley, an area renowned for its rolling countryside, wooded hillsides, river valleys and spectacular surrounding landscapes.

This is an area which offers the increasingly sought-after combination of peaceful rural living and accessibility, with open countryside and a wealth of walking, cycling, riding and outdoor pursuits close at hand.

The property is situated on the edge of the Bannau Brycheiniog National Park, whilst remaining outside the National Park itself. This provides easy access to some of the most spectacular countryside in Wales, including the Black Mountain and surrounding upland landscapes.

The Towy Valley itself provides an exceptional backdrop for a rural residential development, with the surrounding countryside offering an attractive lifestyle appeal for both owner-occupiers and those considering investment or holiday accommodation.

Llangadog

The nearby village of Llangadog is a traditional rural settlement situated within the Towy Valley and provides a useful range of everyday amenities, together with a strong local community.

The village has a number of local shops and services, places to eat and drink and facilities serving the surrounding agricultural community. Its position also makes it an excellent base for exploring the wider countryside and nearby towns.

Llangadog is particularly attractive from a transport perspective, being situated close to the A4069 and A40, whilst its railway station provides access to the Heart of Wales Line.

Llandovery & Llandeilo

The historic market town of Llandovery lies to the north-east

and provides a broader range of shops, cafés, restaurants, professional services and leisure facilities. The town is situated on the River Towy and is an established destination for visitors, walkers and those exploring the western edge of the Bannau Brycheiniog.

The highly regarded town of Llandeilo lies to the south-west and is particularly popular for its attractive town centre, independent shops, cafés, restaurants and specialist retailers. The town also provides access to some of the area's best-known attractions, including Dinefwr, whilst the surrounding Towy Valley provides a wealth of recreational opportunities.

Llandeilo has been described by the Heart of Wales Line Community Rail Partnership as a picturesque town with numerous independent shops, food outlets and attractions, including Dinefwr Park and Castle.

Excellent Road & Rail Connections

Despite its rural position, the property benefits from good access to the principal road and rail networks of South and West Wales.

The A40 provides an important east-west route through the area, linking with Carmarthen to the west and the wider South Wales road network to the east, whilst routes via Llandeilo and Ammanford provide access towards the M4 corridor.

Carmarthen provides the principal commercial centre for the wider area, with extensive shopping, employment, education, healthcare and leisure facilities.

Further afield, Swansea provides the major city facilities of South West Wales, whilst Cardiff and the wider M4 corridor are also accessible for those requiring connections to the Welsh capital and the national road network.

Heart of Wales Railway Line

An important additional benefit is the property's proximity to the Heart of Wales Railway Line, which provides a spectacular rail journey between Swansea and Shrewsbury, passing through some of the most beautiful rural landscapes in Wales.

Nearby stations include Llangadog, Llandovery, Llanwrda and Llandeilo, giving residents a choice of local stations along this scenic rural railway.

The official Heart of Wales Line information confirms the sequence of stations from Llandovery through Llangadog and Llandeilo towards Ammanford and Swansea, with Llangadog station approximately half a kilometre from the centre of the village.

This provides an unusual and valuable combination of rural location with access to a public transport network, making the

property potentially attractive not only to local purchasers but also to those relocating from larger towns and cities who wish to embrace a rural lifestyle without becoming completely isolated.

DESCRIPTION



A range of well maintained and pretty stone barns mainly contained under slated roofs with one range having no roof at present, arranged in a courtyard style setting with gated entrance the barns provide more particularly the following.

FORMER COWSHED



A pretty building with stepped roof structure, and having planning consent to convert into a bespoke unit offering a feature open plan living/kitchen/dining space with open vaulted ceilings and with 3 bedroomed. 3 bath roomed luxuriously laid out accommodation designed for the discerning purchaser.

BARN



This has been designed to provide three bedroomed accommodation in a detached building.

THE LAND

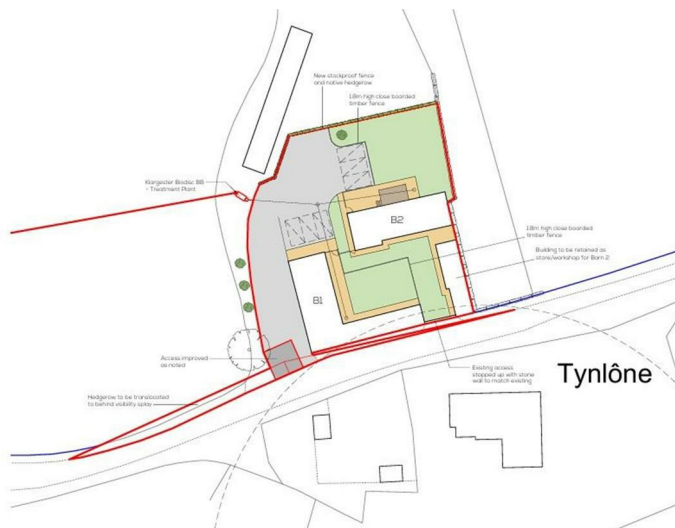


Adjoining the barns is a hard based yard and parking area the whole area bring approx 0.5 of an acre and providing space for the use as a rural property with a backdrop to the Black mountains and overlooking the Towy Valley.

VIEWS



SERVICES



road connections and access to the Heart of Wales Railway gives the property a particularly broad appeal.

Whether the purchaser is seeking to create a multi-generational family arrangement, a principal residence with an additional income-producing property, a rental investment, holiday accommodation or a speculative development, the proposed scheme provides considerable flexibility.

An opportunity to create two individual rural homes in a beautiful part of the Towy Valley, with excellent access to Llangadog, Llandovery, Llandeilo, Carmarthen and the wider South Wales road and rail network.

The purchasers will be responsible for connection of services to the property although there is mains electricity and water close by.

DIRECTIONS

From the A40 turn towards Llangadog proceed through the village on the A4069 towards Llandovery and on the reaching the village turn right for Myddfai / Llanddeusant. Continue along this road turning right again towards Llanddeusant for 1/2 mile and the property can be found on the left hand side of the road.

PLANNING PERMISSION

This exciting prospect has had planning consent from Carmarthenshire County council FOR Conversion of traditional outbuildings to form 2 residential dwellings and associated amenity space, parking, access and associated works under reference PL09398. A link to the application can be found here:

https://planning-carmarthenshire.msappproxy.net/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=PS&FOLDER1_REF=PL/09398

A copy of the planning permission is available on request from the agents if required.

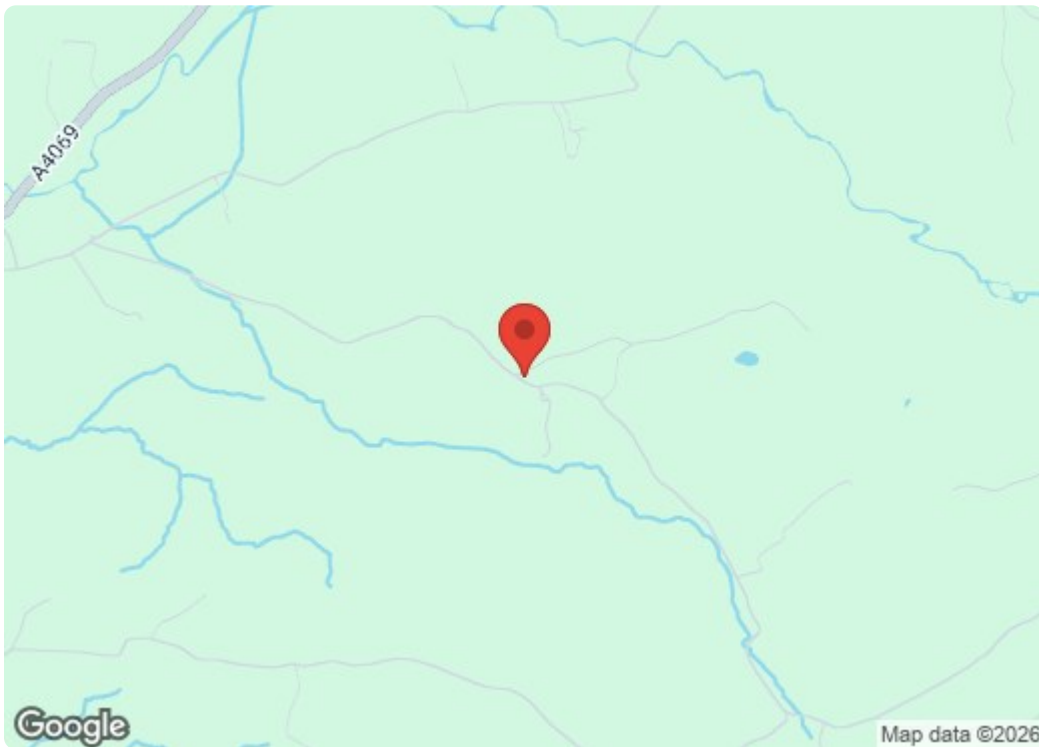
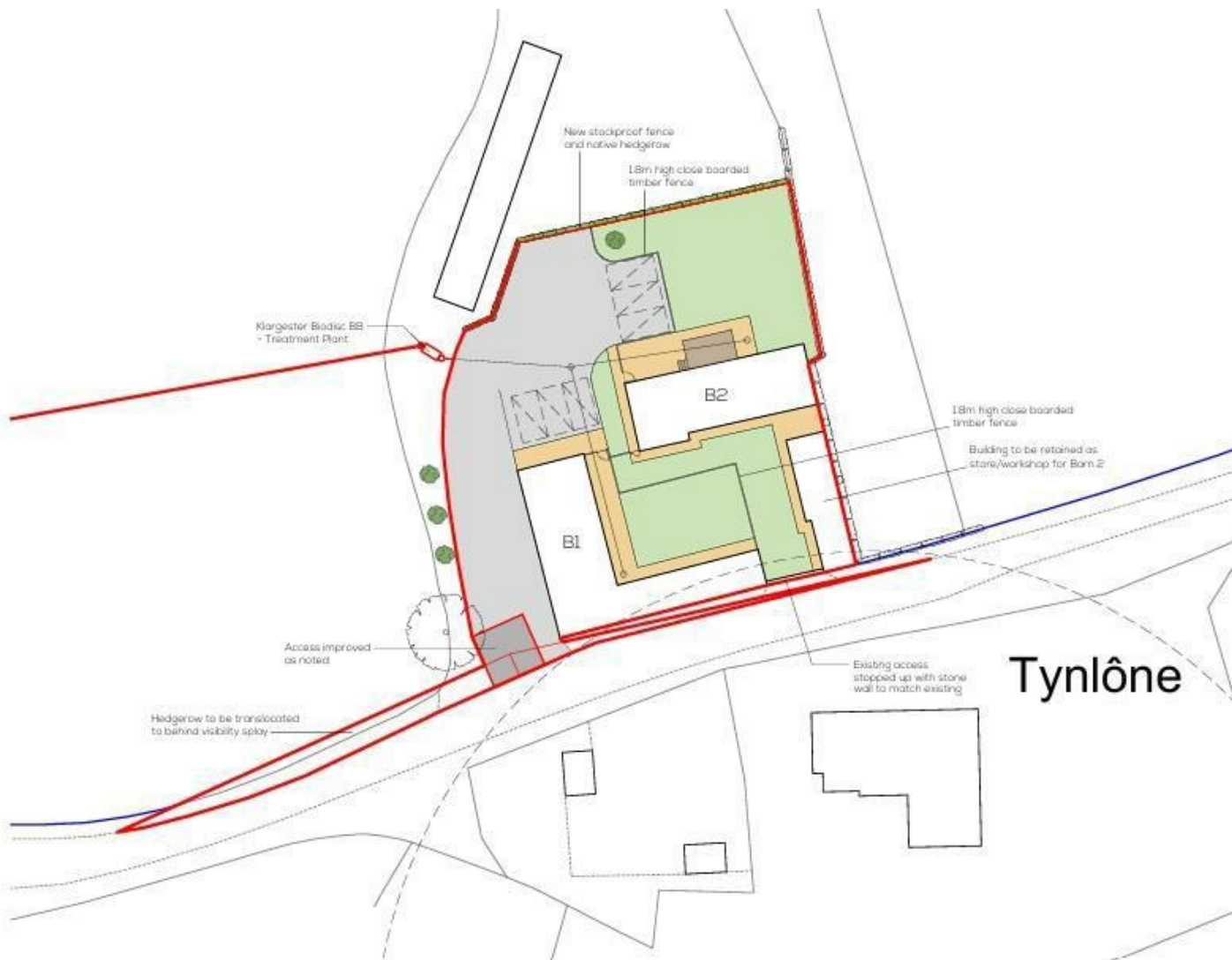
The planning permission is subject to conditions including a contribution to the affordable housing obligations under a S106 agreement.

AGENTS COMMENTS

A Rare & Versatile Rural Development Opportunity more importantly with planning already approved.

Overall, this represents an exciting opportunity to acquire a traditional rural barn with the potential to create two self-contained residential units in one of the most attractive parts of Carmarthenshire.

The combination of traditional barn character, an attractive Towy Valley setting, proximity to the Bannau Brycheiniog National Park, nearby village and market-town amenities, good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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