



Llwynceilyn, Llandyfan

Offers In Region Of £225,000



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Llwynceilyn, Llandyfan

Nestled in the heart of a picturesque village of Llandyfan this delightful period cottage exudes charm and character at every turn. Brimming with quirky features the property showcases exposed beams, uneven walls and cosy nooks that reflect its rich heritage. A welcoming sitting room with a feature fireplace creates a warm and inviting atmosphere while the quaint kitchen blends rustic appeal with everyday practicality. Upstairs the cottage offers one bedroom complemented by views over the garden. Externally a larger than average garden provides a peaceful retreat perfect for enjoying quiet mornings or summer evenings. There is also agricultural land and stables that can also be purchased located on Wernddu Road which is for sale by separate negotiations. The cottage is within close proximity of The Brecon Beacons National Park and to Carreg Cennen Castle.





## Entrance Hallway:

Tiled floor.

## Lounge:

3.96m x 3.45m (13'0" x 11'4")

Double glazed window to front, single glazed window to rear, feature part exposed stone wall, beams to ceiling, feature fireplace with wood burner, electric heater, stairs to first floor, wooden door to rear.

## Kitchen:

3.73m x 2.39m (12'3" x 7'10")

Double glazed windows to front and side, fitted with base units, plumbing for washing machine, single bowl sink unit and draining board, feature part exposed stone wall, beams to ceiling, electric heater.





## Shower Room:

Single glazed window to rear, wash hand basin, WC, shower enclosure, airing cupboard housing hot water tank, feature part exposed stone wall, beams to ceiling, electric heater.

## First Floor Landing:

Two single glazed windows to rear.

## Bedroom One:

4.67m x 2.21m (15'4" x 7'3")

Single glazed window to rear, double glazed window to side.



## Externally:

Driveway with gated entrance leading to a large garden mainly laid to lawn with mature trees, large potting shed/workshop, log store, garden shed.

## Services:

We are advised mains water, electricity and water are connected, private drainage.

Roof: We have been informed by the seller the roof was replaced with Welsh slate approximately 2 years ago in 2024.

## Tenure:

Freehold.



## Council Tax:

C.

## Broadband/Mobile Phone Coverage:

There is basic broadband and mobile phone coverage in the area.

## Directions:

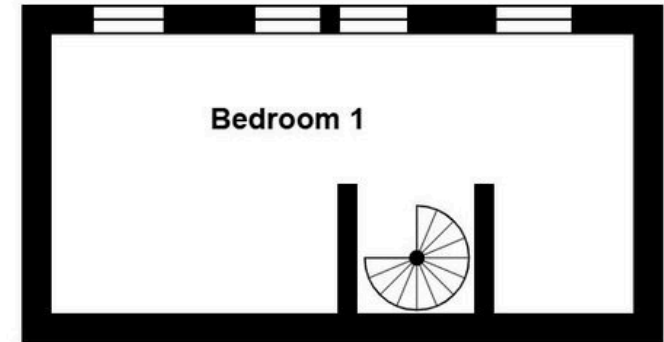
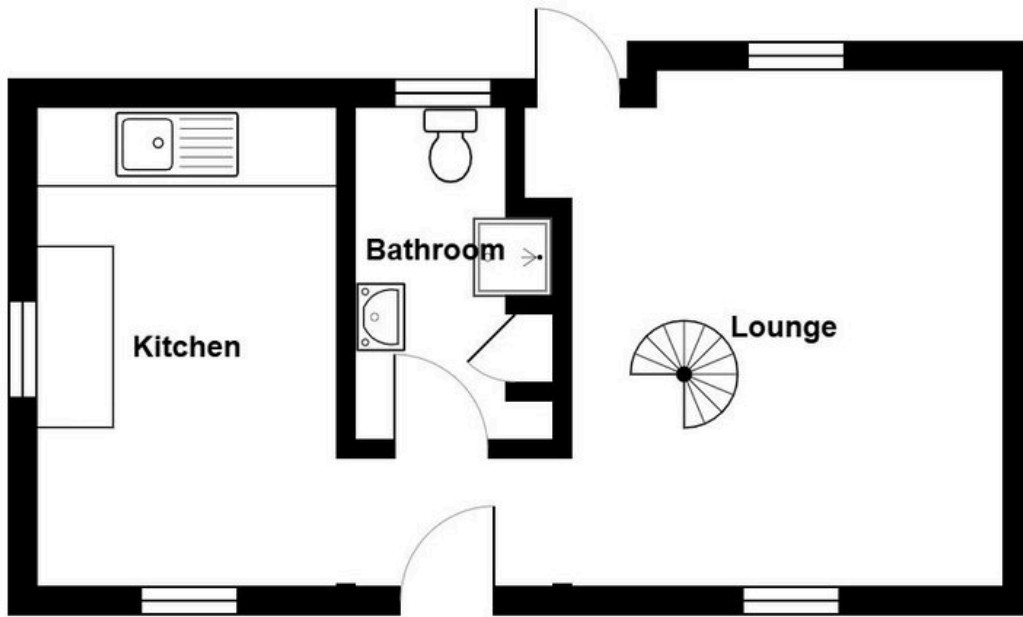
From our office proceed to the traffic lights turning left onto High Street. Take the third left turning signposted Trap and proceed onto Wernddu Road. Continue up the hill passing the recycling plant and proceed onto Llandyfan. When passing the Square and Compass on the right take the next available right turning whereby the cottage will be located on the left hand side.



## Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128