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Professional Services

Our 12 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.

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Gwynfe
Llangadog
Carmarthenshire.

Price **£525,000**











- Beautifully refurbished 3/4 bedroom country home
- Stunning rural setting within the Brecon Beacons National Park
- Spacious and versatile accommodation
- Set within approximately one acre
- Set In A Picturesque Rural Setting
- Established gardens and orchard
- Willow plantation providing wood for the log burner
- Ground Source Heat Pump & Solar Panels
- Enjoying picturesque countryside surroundings
- EPC: PENDING

General Description

EPC Rating: C80

Berthlwyd is a beautifully refurbished 3/4 bedroom country home in a picturesque setting, enjoying stunning rural surroundings within the Brecon Beacons National Park. The spacious and versatile accommodation includes a welcoming entrance hall/boot room, kitchen, cosy lounge, study/reception room or fourth bedroom, along with utility/ cloakroom and three further bedrooms (one ensuite), and a family bathroom.

Set within approximately one acre, the property also benefits from established gardens, an orchard, and a willow

Gwynfe, Llangadog, Carmarthenshire.

Property Description

Berthlwyd is a beautifully refurbished 3/4 bedroom country home in a picturesque setting, enjoying stunning rural surroundings in the Brecon Beacons National Park.
Thoughtfully modernised by the current owners, the property perfectly blends character and charm with modern eco-friendly living, benefiting from an ground source heat pump, under floor heating to ground and first floor and solar thermal panels for hot water.
The spacious and versatile accommodation includes a welcoming entrance hall/ boot room, kitchen, cosy lounge, study/reception room or fourth bedroom, along with utility/cloakroom and three further bedrooms (one ensuite), and a family bathroom.
Externally, Berthlwyd is approached via gated access leading to ample parking and a detached garage. The gardens and grounds surround the property amounting to once acre and include lawned areas, patio seating spaces, a productive orchard and an established willow plantation, all enjoying a delightful rural outlook.

Gwynfe is renowned for its breathtaking scenery, excellent walking and riding routes, and easy access to the popular market towns of Llangadog, Llandeilo and Llandovery.

Entrance Hall/ Boot Room (8' 10" x 7' 10") or (2.69m x 2.38m)

With exposed stone walls. Flagstone flooring. Downlights. Skylight. Double glazed windows. Radiator.

Kitchen (13' 3" x 15' 11") or (4.03m x 4.84m)

A stylish fitted kitchen comprises integrated full height fridge and full height freezer. Induction hob and hood over. Eye level oven. Combination microwave and warming drawer. Integrated bin store. Part tiled walls. Stainless steel bowl and half. Double glazed windows. Tiled floors.

Utility Room (9' 7" x 6' 8") or (2.92m x 2.04m)

With tiled floor, plumbing for washing machine, stainless steel sink and space for tumble dryer. Double glazed window. Extractor fan.

W.C. (3' 1" x 5' 8") or (0.94m x 1.73m)

With wash hand basin and low level WC. Extractor fan. Double glazed window.

Living Room (13' 6" x 22' 5") or (4.12m x 6.83m)

With wood burner on tiled hearth in exposed stone surround and beam over. Exposed beams. Porcelain tiled floor. Double glazed door to front. Stairs to first floor. Double glazed windows.

Study/ Bedroom 4 (14' 2" x 8' 10") or (4.32m x 2.68m)

With feature fireplace. Porcelain tiled floor. Double glazed windows.

First Floor

Landing

With open balustrade staircase. Downlights. Cupboard with solar thermal water tank and system. Double glazed window.

Bedroom 1 (10' 11" x 8' 3") or (3.33m x 2.51m)

With double glazed window. Skylights. Roof access.

Gwynfe, Llangadog, Carmarthenshire.

Bedroom 2 (10' 7" x 13' 2") or (3.23m x 4.01m)

With skylights and double glazed window. Eaves cupboard with hanging rail.

Bedroom 3 (9' 5" x 13' 2") or (2.87m x 4.02m)

With double glazed windows.

En Suite (7' 5" x 6' 0") or (2.27m x 1.82m)

With low level WC, wash hand basin, LED mirror and shower cubicle with rainfall shower. Tiled walls. Downlights. Double glazed window.

Bathroom (10' 3" x 5' 10") or (3.13m x 1.79m)

With low level WC, panelled bath and hand wash basin with LED mirror. Tiled shower cubicle with rainfall shower. Tiled walls. Heated towel rail. Downlights. Double glazed window.

EXTERNALLY

Gravelled pathways lead to beautifully maintained lawned gardens with well-stocked flower beds and a variety of mature trees, shrubs, and bushes. A paved seating area provides an ideal space for outdoor dining and relaxation.
The property also benefits from a gravelled driveway offering ample off-road parking, together with outside lights and water tap. Beyond, there is a fenced paddock area featuring an established willow plantation and a selection of fruit trees. A timber storage shed completes the outdoor amenities.

Double Garage (20' 8" x 19' 5") or (6.30m x 5.92m)

With concrete floor. Power and light. External lights to front and back of the Garage. Pedestrian side door. Double doors. Pull down ladder to mezzanine second floor with potential for conversion (subject to the necessary planning).

Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile provider. Starlink is available at this property. BT line connected to the property but not currently in use.

Viewing Arrangements

By appointment with the Selling Agent.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No. 01267 234567

Services

Private drainage. Ground source heat pump with underfloor heating.

Tenure

Freehold

Council Tax

E

Directions

From our office continue down to Ffairfach. At the traffic lights turn left passing the Primary School and old Tregyb School on the right. Proceed on this road for approximately 1 mile and turn right signposted Gwynfe. Proceed along this road for approximately 3 miles to the top of the hill passing the right urn and take the fork to the right. Continue along this road and the property will be found on the left hand side.






