



Brynheulog, Llansadwrn, Llanwrda,
Carmarthenshire, SA19 8LN.



- * Beautifully Maintained 5 Bedroom Property With Detached 1 Bedroom Annexe *
- * An Impressive 5 Reception Rooms, Kitchen, Utility, 2 Bathrooms & 2 Cloakrooms In The Main Farmhouse *
- * Many Retained Features With A Modern Twist *
- * Annexe Includes - 1 Bedroom, Kitchen, Living Room, Bathroom & Utility *
- * A Range Of Useful Storage Sheds & Sheep Sheds All Set In Approximately 20 Acres *
- * Private Location With Good Access To The A40 *

GUIDE PRICE £799,950

Description Brynheulog is set amidst approximately 20 acres of picturesque Carmarthenshire countryside, with stunning views of the Tywi valley. This exceptional five-bedroom detached Edwardian residence offers an outstanding opportunity to enjoy rural living with the added benefit of a separate one-bedroom detached annexe. Located near the village of Llansadwrn, the property combines generous family accommodation, versatile living space, and extensive grounds in a peaceful and highly desirable setting.

The main farmhouse includes all that could be expected of a traditional and spacious family home, yet offers a modern twist and comprises; living room, sitting room, kitchen, snug, dining room, office, utility and cloakroom to the ground floor with 5 double bedrooms, 2 bathrooms and separate wc to the second floor. In addition there is a 1 bedroom detached annexe making it ideal for multi generational living, guest accommodation or holiday letting (subject to necessary consents). Externally the property is set within approximately 20 acres of pastureland comprising of six fields. There is a lawned garden to the front of the property, productive vegetable garden, orchard and a range of useful outbuildings and field shelters.

Llansadwrn is located midway between the two popular market towns of Llandovery and Llandeilo each offering a wide range of facilities including a variety of independent shops, cafes, post office, doctors surgery, library, well-regarded schools and good sports & recreational opportunities.

The accommodation comprises as follows;

Entrance Porch with tiled floor.

Entrance Hall with tiled floor. Stairs to first floor. Radiator.

Sitting Room 14' 5 x 11' 11 with Victorian open fire in a tiled surround with hearth and mantel over. Radiator.

Office 13' 11 x 13' 4 with solid fuel log burner with slate hearth and mantel over. Eaves storage cupboards. Timber floor. Radiator.

Living Room 16' 3 x 13' 10 with gas fire in marble surround and storage cupboards to each side. Oak flooring. Dual aspect windows. 2 radiators.

Kitchen 13' 7 x 11' 4 with a range of oak floor and eye level cupboards, drawers and central island. Smeg 6 ring gas hob and double electric oven under. Granite worktop. Stainless steel sink and drainer. Integral dishwasher. Integral fridge. Part tiled walls. Tiled floor.

Snug 15' 8 x 10' 5 with feature roof lantern. Recess lighting. Timber floor. Dual aspect. 2 vertical radiators.

Dining Room 13' 4 x 11' 10 with open fireplace with slate hearth and mantel over. Eaves cupboards to side. Timber flooring. Radiator.

Rear Hall 9' 11 x 3' 10 with stable door. Part timber panelling to walls. Tiled floor.

Utility 11' 6 x 9' 01 with stainless steel sink and drainer. Extensive shelving. Plumbing for washing machine. Tiled floor. Dual aspect windows.

Cloakroom with low level wc.

First Floor

Landing

Bedroom 1 12' 8 x 11' 5 with timber floor. Wash hand basin. Light & shaver point. Vanity unit. Radiator.

Bathroom 11' 9 x 9' 1 with low level WC. Pedestal wash hand basin. Panelled bath. Corner shower. Part tiled walls. Airing cupboard. Access hatch. Tiled floor. Radiator.

WC 5' 9 x 3' 8 with low level WC. Wash hand basin.

Bedroom 2 13' 6 x 11' 10 with timber floor. Wash hand basin. Light & shaver point. Vanity unit. Radiator.

Bedroom 3 14' 0 x 10' 8 with timber floor. Wash hand basin. Light and shaver point. Vanity unit. Built in wardrobe. Radiator.

Bathroom 10' 4 x 9' 3 with low level WC. Roll top bath. Tiled walls and floor. Wash hand basin with shaver point and illuminated mirror over. Storage cupboard. Radiator and electric underfloor heating.

Bedroom 4 13' 11 x 13' 5 with radiator.

Bedroom 5 13' 5 x 11' 10 with storage cupboard. Radiator.

Annexe - Detached from the main property and ideal additional accommodation

Entrance Porch 4' 10 x 4' 4 with tiled floor.

Entrance Hall 19' 7 x 3' 9 with velux window. Access hatch. Door to rear. Radiator.

Kitchen 9' 9 x 9' 7 with floor and eye level cupboards and drawers. Integral fridge. Stainless steel sink and drainer. Velux window. Extractor fan. Tiled floor. Radiator.

Bedroom 10' 8 x 10' 5 with velux window. Built in wardrobe. Radiator.

Bathroom 10' 6 x 5' 11 with low level WC. Pedestal wash hand basin. Panelled bath. Shower cubicle. Velux window. Part tiled walls. Extractor fan. Airing cupboard. Radiator.

Utility Room 7' 2 x 5' 1 with oil fired boiler. Storage cupboard. Plumbing for washing machine. Part tiled walls. Extractor fan. Velux window. Tiled floor. Radiator.

Living Room 15' 8 x 10' 8 with gas fire in surround with mantel over in feature stone chimney. Panelled ceiling. Velux window. Dual aspect. Radiator.

Externally the property is approached by a private driveway lined with park fencing. To the front is a large tarmac parking area and a lawned garden with a range of mature bushes and shrubs. To the side of the property the drive leads to the main yard with further parking and access to the Annexe and outbuildings, vegetable garden, greenhouse and orchard. The outbuildings consist of:

Two storey stone and slate shed consisting of **Coach House** measuring 16' 9 x 8' 11 with tiled floor and double doors, **Former Stables** 16' 10 x 13' 10 and **Loft** 24' 7 x 16' 1 with external stairs.

Log Shed 6' 11 x 10' 4. **Further Log & Coal Shed** 9' 6 x 6' 11. **Lean-to Shed** with water connection. **Car Port** 17' 6 x 13'. All have electricity connected.

Sheep Stalls x3 measuring 21' 6 x 9' 4 of block construction and corrugated roof. With water connection.

Services in both properties - with mains water and electricity. Private drainage with septic tank. Oil fired boilers. LPG for hob and gas fires.

Broadband and Mobile phone Ultrafast broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

Local Authority Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.

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 G

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

