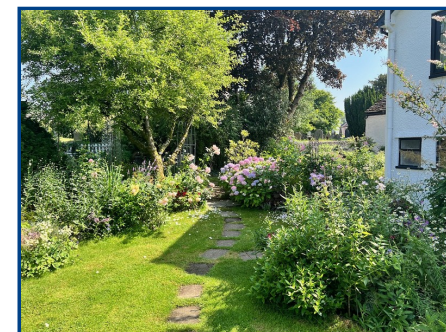
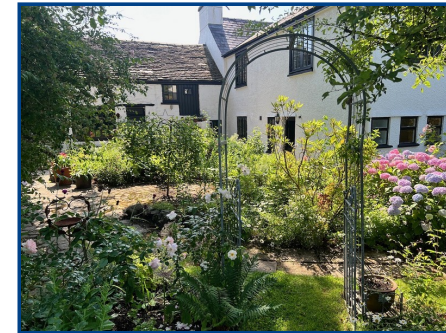




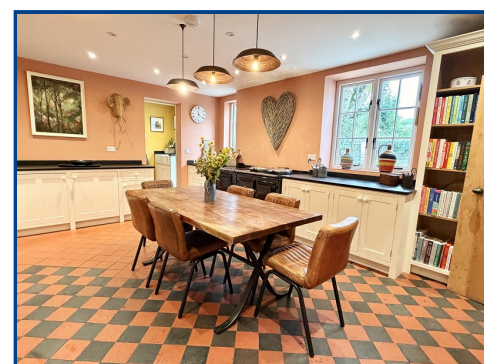
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Myddfai Llandovery Carmarthenshire.

Offers In Excess Of **£550,000**



- Beautifully Maintained Grade II Listed, 4 Bedroom (4 En-Suite) Former Public House
- Deceptively Spacious Living Space Including 3 Reception Rooms & Kitchen
- Recently Renovated With Many Retained Features
- Private Gardens To The Rear With Courtyard & Sun House
- Located In The Picturesque Village Of Myddfai
- Within The Brecon Beacons National Park



Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@ctf-uk.com**

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General Description

Truly one of a kind. Steeped in history and occupying a prominent position in the picturesque village of Myddfai this immaculate and well presented Grade II listed former public house offers an exceptional opportunity to acquire a substantial period property in one of Carmarthenshire's most sought after locations.

EPC Rating: E51

Tel: **01550 720 440**

Email: **llandovery@ctf-uk.com**

Web: **www.ctf-uk.com**

Myddfai, Llandovery, Carmarthenshire.

Property Description

Truly one of a kind. Steeped in history and occupying a prominent position in the picturesque village of Myddfai this immaculate and well presented Garde II listed former public house offers an exceptional opportunity to acquire a substantial period property in one of Carmarthenshire's most sought after locations.

The property is well maintained and has been sympathetically refurbished and upgraded by the current owners by combining period features with modern day family living. And yet, despite this renovation the house still excudes character and charm from every nook and cranny - from its large fireplaces and 18th Century bread oven to the vaulted ceiling and stone walls of the 'Top Bar'. The accomodation includes living room, snug, top bar, kitchen, pantry, boot room, office, 2 wc's, and laundry room to the ground floor. Leading to 3 double bedrooms, each with en suite, and an impressive primary bedroom with en suite and dressing room. From the landing is a second staircase leading to a useful attic room. To the rear of the property is a peaceful and beautifully kept private garden and courtyard with sun house providing the perfect setting to enjoy the tranquility of the surrounding countryside.

Located in the picturesque Brecon Beacons National Park and International Dark Sky Reserve the area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking and other country pursuits in this beautiful area. with the market town of Llandovery lying approximately 3 miles away and offers comprehensive shopping facilities including public houses/ restaurants, cafes, post office, ice cream parlour, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town.

The accommodation comprises as follows;

Entrance Porch (4' 10" x 3' 11") or (1.47m x 1.19m)

With quarry tiled floor. Part panelled walls. Radiator.

Sitting Room (19' 08" x 13' 0") or (5.99m x 3.96m)

With solid fuel AGA Ellesmere electric heater in stone surround with raised tiled hearth. Beamed ceiling. Tiled floor. Two radiators.

Snug (17' 02" Max x 15' 00") or (5.23m Max x 4.57m)

With Clearview log burner and bread oven in stone surround, bressumer over, brick and tiled hearth. Beamed ceiling. Tiled floor.



Rear Hall

With staircase to first floor. Radiator.

Top Bar (27' 08" Max x 16' 02") or (8.43m Max x 4.93m)

An impressive former bar area with vaulted beamed ceiling. Triple aspect windows. Clearview log burner in stone surround and hearth with bressumer over. Feature stone walls. Tiled floor. Two radiators. Stable door to courtyard. Door to front.

Kitchen/Diner (17' 08" x 13' 07") or (5.38m x 4.14m)

With Handmade "Old Oak" kitchen, comprising floor level cupboards and drawers and granite worktop. Double Belfast sink. Aga ER7 range with 3 ovens and 2 hotplates, together with Aga Companion with slow cooking oven, grill and fan oven and 4 zone ceramic hob. Integral dishwasher, fridge and freezer. Whirlpool built in coffee machine. Quarry tiled floor. Recess lighting.

Pantry (18' 0" x 5' 10"Max Max) or (5.49m x 1.78m Max)

With floor to ceiling handmade "Old Oak" shelving. Radiator.

Boot Room (11' 06" Max x 9' 04") or (3.51m Max x 2.84m)

With large Belfast sink. Slate worktop. Quarry tiled floor. Recess lighting. Stable door to courtyard.

Downstairs Toilet (4' 02" x 3' 07") or (1.27m x 1.09m)

With low level wc. Wash hand basin, Radiator. Quarry tiled floor. Recess lighting.

Rear Hall

With part stone, part brick wall. Part oak plank, part tiled floor. Two radiators. Door to rear.

Cloakroom (6' 05" x 6' 0") or (1.96m x 1.83m)

With low level wc. Pedestal wash hand basin. Tiled floor. Recess lighting. Radiator.

Laundry Room. (9' 01" x 7' 08") or (2.77m x 2.34m)

With Belfast sink. Plumbing for washing machine. Recess lighting. Shelving. Radiator.

Office (12' 07" Max x 11' 06") or (3.84m Max x 3.51m)

With recess lighting, Cat 5 cabling/sockets. Radiator.

First Floor

Landing

With staircase to attic room. Storage cupboard. Small doorway to rear courtyard.

Master Bedroom (29' 07" x 14' 02") or (9.02m x 4.32m)

With triple aspect windows. Former fireplace with mantel over and slate hearth. Built in wardrobes. Beamed ceiling. Timber flooring. Access hatch to roof space. Two radiators.

Dressing Room (8' 04" x 6' 07") or (2.54m x 2.01m)

With built-in wardrobes to 3 walls. Painted floor boards. Radiator.

En-Suite (8' 02" x 5' 02") or (2.49m x 1.57m)

With reduced headroom. Corner bath and shower attachment over. Low level wc. Pedestal wash hand basin. Heated towel rail. Recess lighting. Part tiled walls.

Bedroom 2 (12' 06" x 11' 05") or (3.81m x 3.48m)

With beamed ceiling. Radiator

En Suite (11' 03" x 3' 10") or (3.43m x 1.17m)

With pedestal wash hand basin. Low level wc. Shower cubicle. Heated towel rail. Beamed ceiling. Extractor fan.

Bedroom 3 (11' 01" x 9' 04") or (3.38m x 2.84m)

With built in wardrobe. Radiator.

En-Suite (7' 04" x 7' 02") or (2.24m x 2.18m)

With low level wc, pedestal wash hand basin and corner shower cubicle. Heated towel rail.

Bedroom 4 (13' 03" x 9' 06") or (4.04m x 2.90m)

With painted beamed ceiling. Radiator.

En-Suite (6' 07" x 5' 0") or (2.01m x 1.52m)

With low level wc, pedestal wash hand basin and corner shower cubicle. Heated towel rail.

Second Floor.

Attic Room (25' 04" x 14' 04"Max Max) or (7.72m x 4.37m Max)



EXTERNALLY

To the rear of the property is a perfectly maintained and private garden, with beautiful Sun House and potting shed - a dream for any keen gardener - along with a gravelled courtyard. Included in the garden are a variety of trees, including sycamore, apple, weeping pussy willow, flowering cherry and lilac, a variety of shrubs including sambucus nigra, berberis, laburnum, hydrangea, choisya, pieris, deutzia, viburnum, rose, acer, aruncus dioicus, escallonia and clematis, and a sea of perennials.

Services

With mains water, mains electric, mains drainage and oil central heating. Ceiling-mounted Ubiquiti WiFi access points provide superfast broadband throughout the house.

Broadband and Mobile phone

Ultrafast 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

Tenure

Freehold

Council Tax

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