



Pantyrhedyn Cynghordy, Llandovery, Carmarthenshire, SA20 0LP

Offers In The Region Of £375,000

- Delighted 5 acre small holding in spectacular rural setting
- Approached via quiet country lane affording privacy
- Lounge with feature fireplace together with oil
- Situated at the foothills of the renowned Sugar Loaf amidst dramatic countryside
- Detached bungalow with three bedrooms and versatile living accommodation

Pantyrhedyn Cynghordy, Llandoverly SA20 0LP

A delightful 5.5 acre smallholding occupying a truly fabulous rural setting at the foothills of the renowned Sugar Loaf Mountain, amidst the dramatic unspoilt countryside of North Carmarthenshire. Approached via a quiet country lane, the property enjoys a wonderful sense of privacy and tranquillity whilst remaining within reach of local amenities.

The holding is subject to an Agricultural Occupancy Condition and comprises a detached bungalow together with an excellent range of useful outbuildings arranged around a level and easily managed homestead. The bungalow offers comfortable accommodation comprising: garden room, fitted kitchen/breakfast room, living room, lounge with feature fireplace, three bedrooms and family bathroom. The property also benefits from oil-fired central heating and double glazing.

A driveway leads into a spacious courtyard providing excellent vehicular access and parking, around which the outbuildings are arranged, comprising:

- * Substantial three-bay general purpose building
- * Open-fronted garage/workshop
- * Two loose boxes
- * Poultry sheds
- * Kennel with enclosed courtyard

The land extends to approximately 5.5 acres in total and is mainly laid to two gently sloping pasture paddocks, both of which are well fenced and ideally suited for livestock, equestrian or smallholding purposes.

A wonderful rural lifestyle property in an exceptional countryside location — viewing is essential to fully appreciate all that this charming smallholding has to offer. Book your appointment today.



Council Tax Band: C



SUMMARY

A delightful 5.5 acre smallholding set in fabulous location at the foothills of the Sugar Loaf within the dramatic countryside of North Carmarthenshire and approached of a small country lane. The property is subject to an agricultural occupancy condition and comprises a detached bungalow together with excellent range of general purpose buildings all set around a level homestead. The accommodation comprises garden room; Kitchen / Breakfast room; Living room; Lounge with feature fireplace; Three bedrooms and bathroom. Oil fired central heating. Double glazing. A driveway leads into a spacious courtyard around which the buildings are arranged and they comprise: A substantial 3 bay general purpose building; Open front garage / workshop; Two loose boxes; Poultry Sheds; Kennel with courtyard.

The land is 5.5 acres or thereabouts, mainly 2 pasture paddocks on gentle slope both being well fenced.

Viewing of this lovely property is essential to appreciate its stunning offering. BOOK TODAY !

Full details to follow.

SERVICES

WE are advised that the property is connected to mains electric and water. Private drainage

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion. Please note agricultural occupancy

COUNCIL TAX

WE are advised that the property is in council tax band "C".

EDUCATION

A wide range of state schools are to be found in Llandovery, Llangadog and Llandeilo - www.carmarthenshire.gov.uk. Private schools include Llandovery College and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property, lying at the edge of the Crychan Forest and Brecon Beacons National Park. The Rivers Towy and Cothi are noted for their fishing, membership of associations is by application. There are Golf courses at Brecon, Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of

Wales within an hours drive. The extensive Cardigan. Carmarthen and Pembrokeshire coastline are also within an hours drive.

LOCATION

The property is set in a secluded location a short distance from the scattered village of Cynghordy The property enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which the area is renowned being set at the Sugar Loaf foothills. It is approximately 5 miles from the A. 40 and the Country Market town of Llandovery which provides a good range of amenities and to the north 7 miles to Llanwtyd Wells. The county administrative town of Carmarthen is approximately 32 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

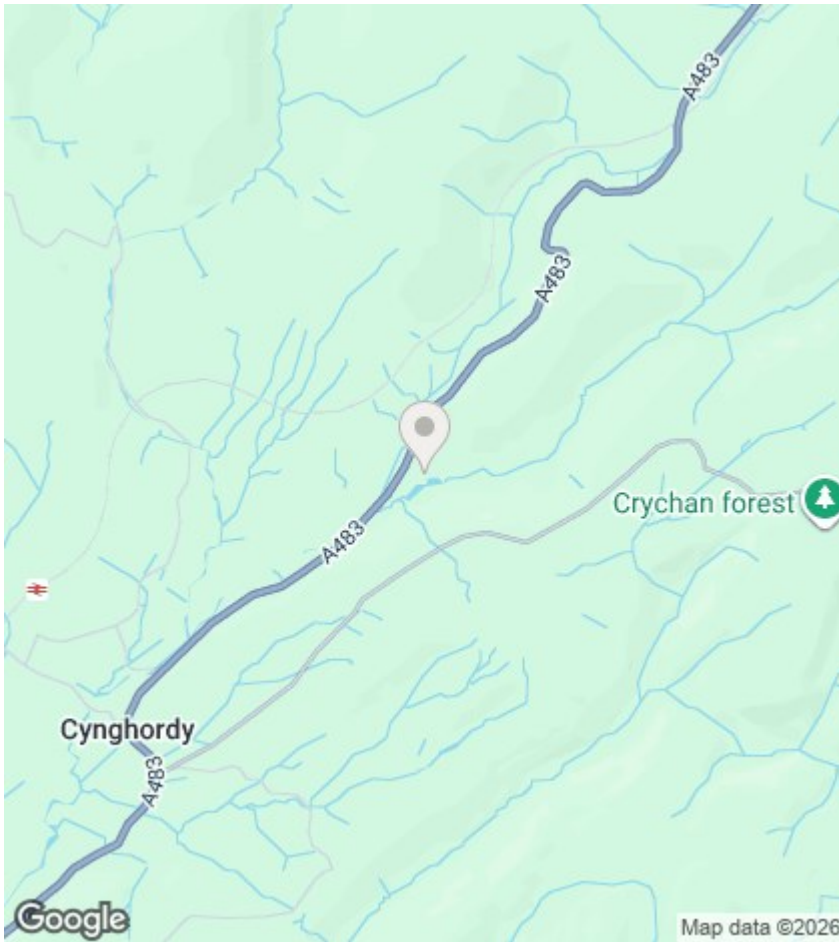
VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on:
www.morgancarpenter.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		17	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

