



Hafod y Pant Barn, Cyngordy, Llandovery,
Carmarthenshire, SA20 0NB



- * Detached 6 Bedroom (2 En-Suite) Barn Conversion *
- * Including Attached Annexe For Multi Generational Living *
- * 4 Reception Rooms, 2 Kitchens, Bathroom, Shower Room & 2 Cloakrooms *
- * Detached Timber Garage/Workshop With Mezzanine Loft *
- * Ample Parking With Front & Rear Gardens *
- * Fine Rural Views & 8 Miles From Llandovery *

GUIDE PRICE £749,500

Description Set amongst the beautiful Carmarthenshire countryside on the outskirts of the hamlet of Cynghordy and village of Rhandirmwyn, this converted L-shaped barn conversion offers an outstanding combination of character and space, retaining many features.

This family home extends in all to 6 bedrooms in total, 2 being en-suite and includes a spacious self contained annexe, making it ideal for multi generational living, guest accommodation or holiday letting (subject to necessary consents).

The main residence seamlessly blends traditional charm with modern comforts, featuring exposed stone walls, beamed ceilings, oak doors and a wealth of natural light throughout. Spacious reception rooms provide excellent areas for both everyday family living and entertaining, while the well-appointed kitchen forms the heart of the home with views across the surrounding countryside. The main barn comprises; dining room, snug, kitchen/living room and 2 cloakrooms to the ground floor with 4 bedrooms (2 en-suite) cleverly arranged on the first floor via 3 separate stairways. The Annexe comprises; 2 bedrooms, shower room, kitchen and living room. To the front and rear of the property are gardens laid to lawn with an impressive timber workshop/garage with mezzanine loft space.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows;

Entrance Hall to Annexe with beamed ceiling. Tiled floor. Storage cupboard. Two radiators.

Living Room 15' 11 x 15' 3 with door to front. Triple aspect windows. Beamed vaulted ceiling. Feature window seat. Elevated eaves storage cupboard. Tiled floor. Radiator.

Bedroom 1 12' 5 x 8' 5 with radiator.

Kitchen 15' 9 max x 12' 4 max. being L shaped with a range of floor and eye level drawers and cupboards. Ceramic sink and drainer. Integral washing machine and integral fridge/freezer. Rangemaster range with 5 ring gas hob and extractor over. Recess lighting. Part tiled walls. Vertical radiator. Door to rear.

Shower Room 12' 4 x 4' 1 min. with low level wc. Wash hand basin in surround with cupboards under. Heated towel rail. Illuminated mirror. Shower cubicle. Extractor fan. Radiator.

Bedroom 2 15' 9 x 7' 9 through room with radiator.

Steps to Main Barn

Entrance Hall with stairs to first floor. Door to front. Radiator.

Cloakroom 6' 0 x 3' 7 with low level wc. Pedestal wash hand basin. Heated towel rail. Recess lighting.

Snug 17' 5 x 13' 3 with timber floor. Feature stone fireplace with bread oven, slate hearth and oak beam over with AGA log burner. Radiator.

Kitchen/Living Room 32' 1 x 16' 10 a truly impressive room and ideal for entertaining with feature stone wall. AGA log burner on slate hearth. Original window slips. Timber floor. Part slate, part timber floor. Stairs to bedroom 4. Two radiators. Doors to front and rear.

Floor and eye level drawers and cupboards. Double eye level ovens. 4 ring electric hob with extractor fan over. Ceramic sink and drainer. Integral fridge/freezer. Integral dishwasher.

Dining Room 19' 01 x 17' with feature timber wall. Vertical radiator. Timber floor. Radiator. Beamed ceiling. Doors to front. Storage cupboard with plumbing for washing machine.

Cloakroom with low level wc. Wash hand basin. Worcester gas fired boiler.

Stairs to Primary Bedroom from Dining Room

Primary Bedroom - 3 19' 03 x 17' 04 with reduced headroom. Fireplace in surround. Velux window. Radiator. Walk-in wardrobe.

En Suite 11' 04 x 9' 07 with tiled bath. Walk in shower. Double circular sinks. Illuminated mirror. Extractor fan. Radiator. Part tiled walls.

Bedroom 4 11' 9 x 11' 4 located from the stairs in the Kitchen. With velux window. Vertical radiator. Door to en-suite.

En Suite 11' 10 x 8' 0 with sink in vanity unit. Tiled bath. Shower cubicle. Low level wc. Illuminated mirror. Heated towel rail. Velux window. Hot water tank in cupboard. Extractor fan. Access hatch to roof space.

Bedroom 5 11' 10 x 8' 0 accessed from the entrance hall staircase. With radiator.

Bathroom 11' 07 x 7' 03 with restricted headroom. Low level wc. Wash hand basin with cupboards under. Shower cubicle and panelled bath. Radiator. Recess lighting.

Bedroom 6 17' 0 x 11' 2 with restricted headroom. Radiator.

Externally The property is accessed by a gated entrance leading to ample off road parking. Patio area and front and rear gardens laid to lawn. To the side of the property is a useful **Garage/Workshop** measuring 27' 5 x 20' 6, 20' 6 x 15' 7 with a mezzanine area measuring 43'3 x 20' 6.

Services Mains electricity. Private drainage via septic tank. Private water. LPG central heating with 2 boilers splitting the main barn and annexe.

Broadband and Mobile Phone standard broadband is available in the area. Please check with your provider regarding mobile phone signal.

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

VIEWING: CONTACT THE AGENTS: Llandovery Office

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Property Misdescriptions Act 1991

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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

