

Ref: 0llw53

Llwynceŷlyn, Milo, Llandybie, Carmarthenshire, SA18 3NX

Situated close to the ever popular town of Llandeilo and on the periphery of the splendid Brecon Beacons National Park a very desirable 3 Bedroomed Country Cottage with 1.4 Acres of delightful gardens and grounds - a gardeners paradise.

Llandeilo 4 miles, Cross Hands (A48/M4 link) 4 miles, Carmarthen 12 miles, Swansea City 22 miles.



This attractive property, in brief, comprises:-

Accommodation:

Ground Floor: Porch, Hallway, Reception Room, Lounge, Kitchen/Dining Room, Conservatory, Utility/Garden Room and Bathroom. **First Floor:** Two Double Bedrooms and one Single Bedroom.

Gardens and Land: Circa 1.4 acres, (to be confirmed). Timber workshop and potting shed, various summer houses. Extensive established gardens with young woodland, grassed and wildlife areas, fruit trees, and two sizeable wildlife ponds.

Location: What3words - <https://w3w.co/blushes.contracts.incomes>

In a semi-rural village setting close to the western perimeter of the Brecon Beacons National Park. The village of Ffairfach is 3.5 miles away and has a primary school and secondary school. There is a pub, large agricultural and equine store, butcher's shop and a small village shop, and a Heart of Wales line railway station. Further town amenities are provided by Llandeilo 4 miles, and Ammanford 6 miles distant. The larger county town of Carmarthen is 12 miles away.

Price Guide: £445,000

THE RESIDENCE

This characterful early 20th century cottage is believed to be of predominantly stone construction under a slate roof with more recent additions, all making this a charming welcoming home for those looking for an archetypal 'Escape to the country' but with the benefit of town facilities a short drive away.

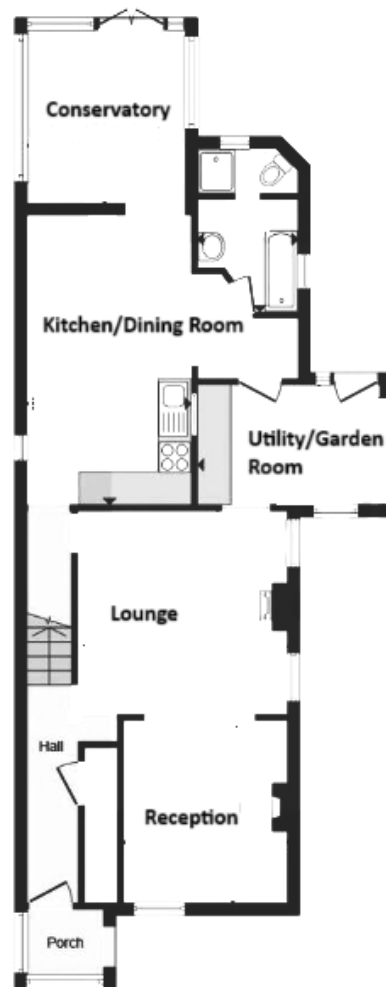
Ground Floor –

FRONT PORCH:	Opening into the hallway.
HALLWAY:	8'4" x 3'2". Staircase to the first floor, large walk in cupboard, and opening to:-
LOUNGE:	12'3" x 11'10". Exposed brick fireplace with timber mantle housing a log burning stove. Recesses either side with fitted bookshelves. Further recess with storage cupboard and shelving above. Ceiling timbers. Terracotta tiled floor. Two windows to the side aspect and a further window looking into the utility/garden room. Opening to the reception room.
RECEPTION ROOM :	10'8" x 9'8". Exposed brick fireplace with a timber mantle and surround. Ceiling and wall timbers and a window to the front aspect.
INNER LOBBY:	Accessed from the lounge, a useful deep recess with cloaks area and space for an upright fridge/freezer. Loft access. Wood effect flooring.
KITCHEN/DINING ROOM:	16'7" x 9'8". Feature decorative ceiling beam incorporating a plate display shelf. Range of wall and base units with stainless steel sink and wood effect worksurfaces. Cooker control point with space for a cooker. Heated towel rail, wood effect flooring. Window to one side and further window looking into the utility/garden room.
CONSERVATORY:	11' x 10'4". Windows on three sides and double French doors to the garden.
SIDE LOBBY:	Tiled floor, cloaks area and doors to:-
UTILITY/GARDEN ROOM:	10'6" x 7'. Wall and base units with worksurface over and circular ceramic sink. Plumbing and space for a washing machine. Tiled floor, windows on three sides and door to the gardens.
BATHROOM:	9' x 6'. White suite comprising of a bath, pedestal wash hand basin, W.C. and shower enclosure. Heated towel rail and tiled floor. Windows to the side and rear.

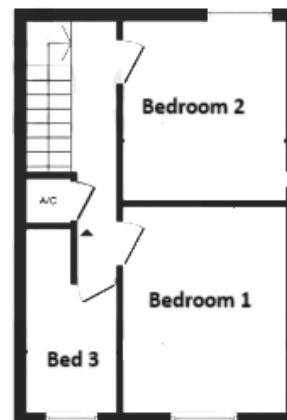
First Floor –

LANDING:	12' x 6' including stairwell. A staircase from the hallway leads to a landing with a loft hatch and access to the airing cupboard and bedrooms:-
BEDROOM 1:	12'2" x 9'10". Window to the front with far-reaching countryside views.
BEDROOM 2:	10'5" x 9'10". Windows to the rear and side aspects and views to the Brecon Beacons.
BEDROOM 3:	10'9" x 5'10". Window to the front, again with lovely countryside views.

Floorplan on page 3.



Ground Floor



First Floor

EXTERNALLY

THE APPROACH	Accessed off the village lane with ample off road parking for at least 3 vehicles.
TIMBER WORKSHOP:	11'8" x 11'6". Timber framed shed with a concrete floor. Opening to:-
POTTING SHED:	7'8" x 5'.
GARDENS AND LAND:	The grounds are a gardener and nature lover's delight having been progressively and lovingly landscaped and planted over a 38-year period. Trees, flowering shrubs and plants, two sizeable wildlife ponds, log store, sheds, workshop and summer houses, the land has it all! A greenery surprise awaits around every corner of the twisting, turning and meandering pathways that crisscross the lightly wooded and grassed areas of the land with various 'resting' places to choose from. The property's land extends we are informed to circa 1.4 acres.
SERVICES:	We understand that the property is connected to mains electricity, mains water and has a private septic tank drainage system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements/new contractual agreement.
COUNCIL TAX:	We understand that the Property is within council tax band E (Carmarthenshire County Council).
FIXTURES & FITTINGS:	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
TENURE & POSSESSION:	We are informed that the property is freehold with vacant possession on completion, by arrangement.

ENERGY PERFORMANCE:

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	

VIEWING:

Only by prior appointment with the Sole Selling Agents –

PROFILE HOMES

Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com

THE LOCATION:

Located in the popular semi-rural village of Milo, the property is conveniently situated being a short drive from the A476, which allows easy access to Ffairfach and Llandeilo which are 3.5 miles and 4 miles respectively. 'Bro Dinefwr' secondary school is in Ffairfach, where there is also a primary school, railway station, a pub, a very large agricultural and equine store, a butcher's shop and a small village store. Further facilities can be found in the pretty town of Llandeilo just beyond Ffairfach.

Llandeilo is a small, historic town with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy and the Black Mountain. The area has many visitor attractions including the Dinefwr Estate with National Nature Reserve, an Historic house with 18th-century landscaped park, medieval deer park and Castle. Aberglasney Gardens is only 3.5 miles away, and The National Botanic Garden of Wales is 6.6 miles distant.

The Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, with high mountain peaks, open moorland, lakes, rivers, waterfalls, and historic castles at strategic points on the boundaries.

Carmarthen is 12 miles away, the busy county town and commercial centre on the meandering Towy river, combining an old world charm of quaint narrow streets and traditional shops, with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts. The town is served by good rail links through Swansea to Cardiff-Paddington, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river.

The Coast is less than an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay. There are also secluded coves dotted along the coastline. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The famous Gower Peninsula is a little further afield, offering a stunning coastline and beautiful unspoilt landscapes.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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