LLANDEILO
01558 821196

Detached House - Llangadog



3 Bedrooms

5 acres

Reference	£459,950	Ardwyn, Llangadog,
DMP 23	SOLD	Carmarthenshire, SA19 9DG

Ardwyn is a character 3 bedroom property approximately a mile from the village of Llangadog on the Bethlehem road. The property includes a range of traditional farm buildings to include stabling and hay barns and stands in just under 5 acres.

Ardwyn

- **3 double bedrooms**
- **3 reception rooms**
- **Spacious grounds front and rear**
- **Rural Location**
- **Panoramic views of Towy Valley**
- **Double glazing**
- **Close to Brecon Beacons**
- **Range of Outbuildings**

Ardwyn is a character 3 bedroom property approximately a mile from the village of Llangadog on the Bethlehem Road. The property includes a range of traditional farm buildings to include stabling and hay barns and machinery shed and stands in just under 5 acres of gently sloping free draining land. To the front of the property there are breath taking panoramic views of the Towy Valley with the village of Llangadog in the distance. The aspect is truly stunning. It is believed the house dates from the late part of the 19th Century and has many original features. It is double glazed and in need of some modernisation. Solid fuel central heating, mains water and private sewer. Viewing is highly recommended and strictly through the agent.

Ground Floor

Front Conservatory: 2.923m (max) x 2.858m (max) external door from garden. Enjoys

panoramic views of the Towy valley.

Hallway: 5.694m 1.781m (max) leading to all rooms on the ground floor and staircase to first floor. Radiator.

Kitchen: 2.944m x 2.258m Fully fitted base and eye level cupboards, includes Belfast sink, double oven and Bosch ceramic hob. Plumbing for washing machine. Radiator, views to rear aspect.

Rear Conservatory: 4.098m x 2.934m. Rear entrance, tiled floor, radiator & panoramic views to rear aspect.

Reception 1: 3.443m x 2.929m. Built in storage cupboards, solid fuel boiler, tiled floor. Radiator, views to rear aspect.

Reception 2: 3.507m x 3.596m. Built in cupboards, open fireplace, wooden floor, radiator. Views to front aspect

Reception 3: 4.147m x 3.453m. (max) Open fireplace, radiator. Views to front aspect.

First Floor

Landing: 3.813m x 1.817m. Access to all first floor rooms, views to rear aspect. Radiator

Bedroom: 4.204m x 2.669m. Open fireplace, views to front aspect. Radiator.

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Bedroom: 2.911m x 3.832m. Views to rear aspect. Radiator.

Bathroom: 2.821m (max) x 2.396m (max). Corner shower unit, wash hand basin & vanity unit and mirror. Low level WC, chrome heated towel rail, airing cupboard with hot water cylinder. Views to rear aspect. Radiator.

Cupboard off landing: 2.814m x 1.062m.

External

The property offers 2 garages and a car port adjacent to the main entrance leading up to the house. The grounds includes a large kitchen garden with 4 glass houses for delicate plants.
A range of traditional farm buildings including a cowshed, hay barns and 25m machinery shed is located beyond the garden area.

Land

The field is immediately behind the dwelling and buildings and has a separate access off the Llangadog to Bethlehem road. The land is gently sloping and is capable of being grazed or mown.

Council Tax: We are advised the property is in Band F

Details

Contact Us

LLANDEILO
Gelli Newydd, Llanwrda, Carmarthenshire SA19 8HD **01558 821196**



































Ardwyn Llangadog

The land app

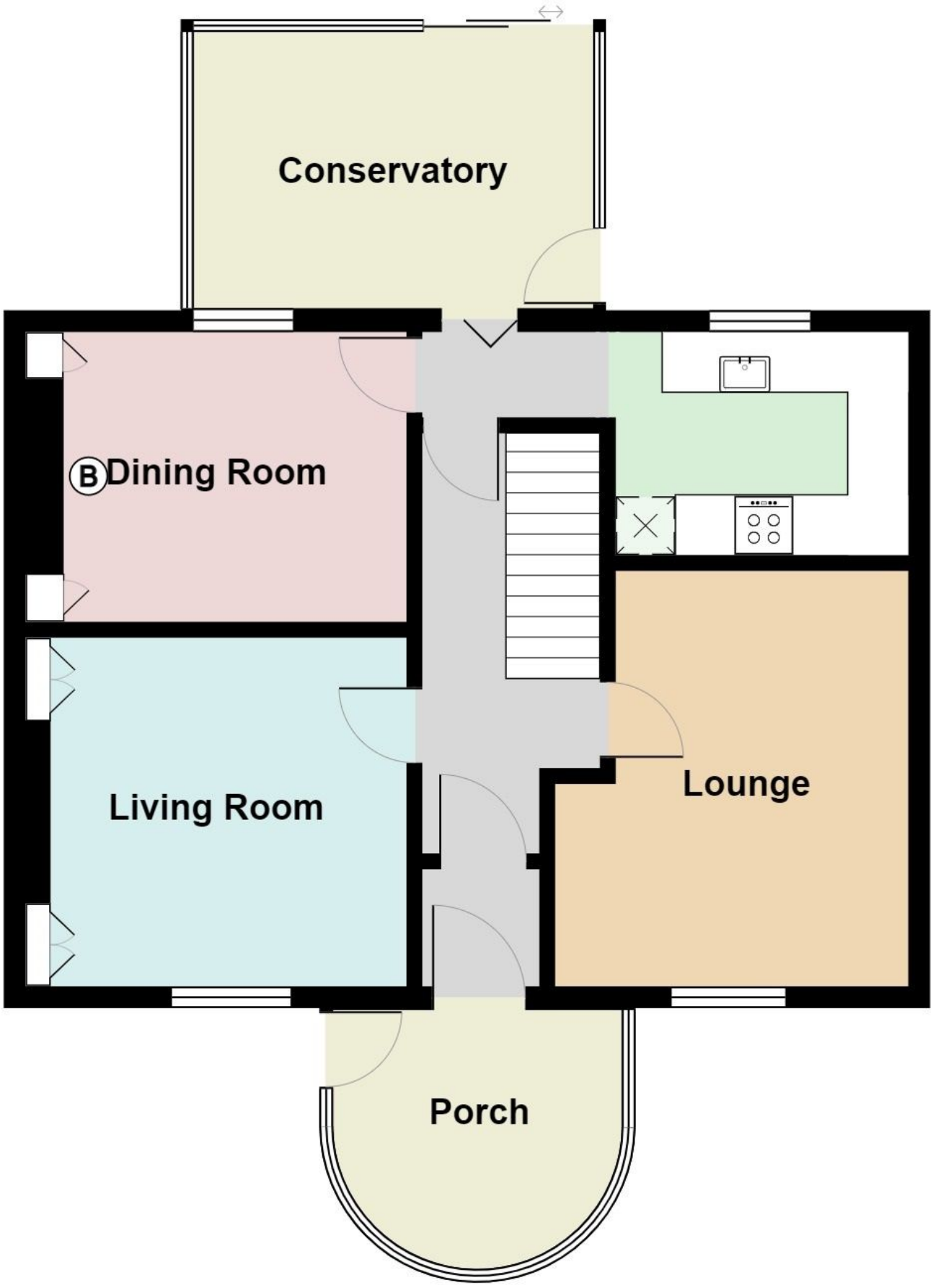


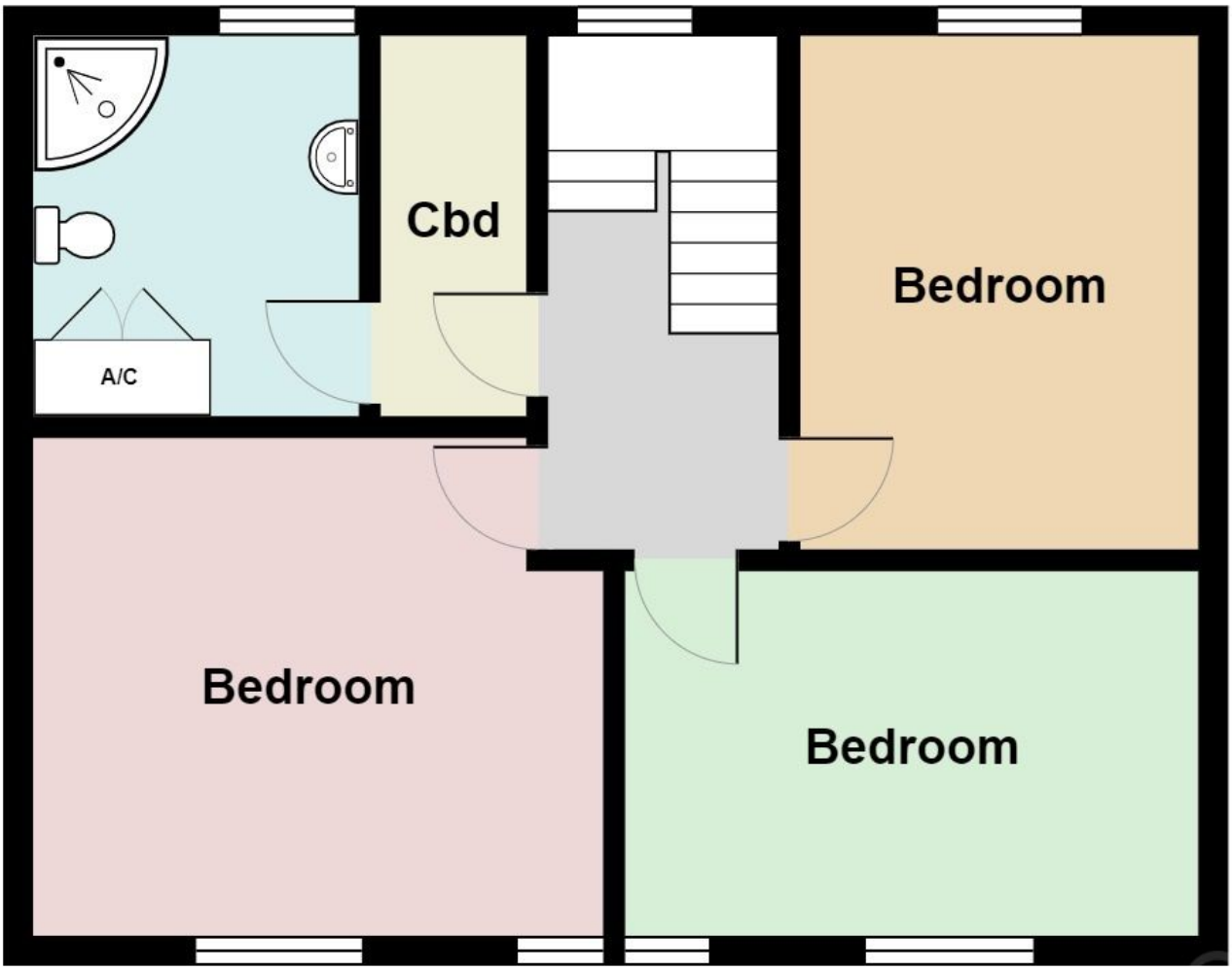
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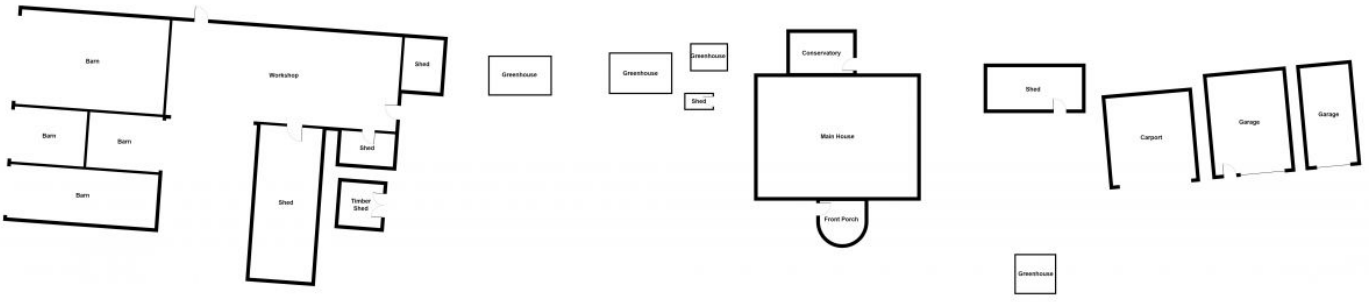
Davies Morgan & Partners Ltd

50 m
Scale 1:1486 (at A4)

N


Conservatory
B
Dining Room
Living Room
Lounge
Porch





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