

LLANDEILO
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Detached House - Cilycwm, Llandovery



4 Bedrooms

Reference
DMP50

£475,000
SOLD

Y Berllan, Cilycwm, Llandovery,
Carmarthenshire, SA20 0SP

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droving village of Cilycwm. With open fields on either side, the house's elevated position commands panoramic views of the up

Y Berllan

- **Character property with 4 double bedrooms**
- **Stunning views of the Upper Towy Valley**
- **Oil Central heating**
- **Double Glazed**
- **Elevated position with Panoramic views**
- **Dark sky location**
- **Ample car parking**
- **Close to Market town of Llandovery**

Y Berllan is a stunning 4-bedroom detached property, full of period character, on the outskirts of the much sought-after historic droving village of Cilycwm. With open fields on either side, the house's elevated position commands panoramic views of the upper reaches of the Towy Valley and the Cambrian Mountains are on the doorstep. The property is located in a Dark Sky area and is just on the edge of the Brecon Beacons National Park. The local market town of Llandovery, with its mainline railway station, well-regarded school, nationally renowned college and excellent selection of pubs and shops, is just over three miles away.

Built in the early 20th century, this red-brick, late-Victorian construction has a natural slate roof, high ceilings and large, graceful arched windows in the reception rooms and bedrooms. Once the Vicarage, the property has been lovingly refurbished and improved by the current owners. There is double glazing throughout, an open fireplace in the front reception, a wood-burner in the dining room and oil central heating with solid fuel Rayburn in the breakfast room.

The substantial two-floor red brick outbuilding is a former granary and cattle byre, converted to include a spacious, tiled games room, shed and bike storage space. The vendors have planning permission to convert the outbuilding into a holiday let/

additional living space. There is also a beautiful treehouse that can be used either as a workshop or summer house. The property is offered chain-free and there is also the option to purchase some of the current period furniture and appliances from the vendors if so desired.

Ground Floor

Front Porch: retains original quarry tiled floor and leads to front hallway.

Front Hallway: 5.206m x 3.173m (max) Tiled and proceeds to all reception rooms, breakfast room and elegant double-turn staircase to first floor. Built-in bookshelves. Access to WC with wash hand basin below the stairs.

Front Reception: 4.821m (max) x 4.226m (max) Suspended timber floor, open tiled surround fireplace, radiator. Views to front and side aspect.

Front Reception/Study: 4.218m (max) x 3.326m (max) Suspended timber floor, radiator, floor-to-ceiling bookshelves. Views to front aspect.

Dining Room: 4.867m (max) x 4.254m (max) Suspended timber floor, tiled surround fireplace with wood-burner, radiator. Views to side and rear aspect.

Breakfast room: 3.418m (max) x 2.576m (max) Tiled floor with solid fuel Rayburn, radiator. Full-length cupboards to include oil-fired boiler. Views to rear aspect. Access to rear hallway, utility and kitchen.

Rear Hallway: 1.499m x 1.021m Tiled with access to rear patio area, utility and kitchen.

Kitchen: 3.389m (max) x 2.332m (max) Tiled floor with fully fitted wall and base units to include a stainless steel sink unit with single drainer. Indesit single oven cooker with ceramic hob, dishwasher fridge freezer. Views to side aspect.

Utility area: 1.501m x 1.18m Base unit to include space for washing machine and

tumble drier. Wall cupboard with views to side and rear aspect.

First Floor

Landing: 6.274m (max) x 2.161m (max) Access to all rooms and boarded loft.

Radiator. Views to front aspect.

Master Bedroom: 4.841m (max) x 4.260m (max) Radiator. Stunning views of Upper Towy Valley and Cambrian Mountains to front and side aspect.

Bedroom: 4.852m (max) x 4.229m (max) Radiator. Views to side aspect.

Bedroom: 4.289m (max) x 3.373m (max) Radiator. Built-in bookshelves. Stunning views of Upper Towy Valley and Cambrian Mountains to front aspect.

Bedroom: 3.555m (max) x 3.261m (max) Radiator. Views to rear aspect.

Bathroom: 3.414m (max) x 2.287m (max) Tiled, with underfloor heating. Large bath with stand pipe taps, separate power shower cubicle (1.165m x 0.75m), vanity unit with wash hand basin and single mixer tap & heated chrome towel rail. Loft access. Views to rear aspect.

Toilet: 1.542m (max) x 1.441m (max) Low level WC, tiled with corner wash hand basin with single mixer tap. Radiator. Views to side aspect.

External

The property offers a two-floor red brick outbuilding under a natural slate roof, formerly a granary/cattle byre and now converted to a large games room, shed and storage areas. Planning permission is current to convert to additional living accommodation. Situated to the rear of the property is an elevated wood-built treehouse, which could be used a summer house or garden office, screened by trees from the other buildings and accessed by a wooden staircase. The grounds are extensive, abutting open countryside to the side and rear, and feature a kitchen garden, fruit garden, lawned areas and a front terrace surrounding the house and

outbuilding. There is ample car parking to the front and side of the house.

Services: Mains water, sewer and electricity.

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

EPC rating: F

Tenure: We are advised the property is Freehold with vacant possession on completion.

Viewing: Early viewing is recommended and strictly through the Agent.

Details

Contact Us

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