



## Glan Y Rhyd Llansadwrn, Llanwrda, Carmarthenshire, SA19 8LW

- Grade II Listed Cottage
- One Acre of Grounds
- Rural Setting
- Two Reception Rooms
- One Mile from Village
- Sympathetically Restored
- Outbuildings & Workshop
- Three Bedrooms
- No Near Neighbours
- In The Beautiful Towy Valley

**Price £437,000**



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

***The Agent that goes the Extra Mile***

GENERAL INFORMATION  
VIEWING: By appointment only.  
TENURE: We are advised freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band E

AGENTS VIEWING NOTES...  
We would respectfully ask you to call our office before you view this property internally or externally.

AJS/JHL/0721/okay

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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Virtual Viewing Available. A rare opportunity to purchase a Grade II listed, exceptionally presented cottage with an acre of grounds located in the beautiful Towy Valley between the market towns of Llandovery and Llandeilo. The current owner has sympathetically restored the property using traditional methods and materials throughout. The property is EPC exempt.

The accommodation briefly consists of an entrance hall, parlour, fitted kitchen with oil-fired Rayburn, lounge with open fireplace, utility room, bathroom. First floor: landing, three bedrooms. The property enjoys a tranquil rural setting with a garden of just over an acre. Mainly laid to lawn with boundaries of mature woodland. There are several outbuildings, including a workshop (formerly the cowshed) and a hay barn. The former brick-built pigsty attached to the kitchen side of the cottage provides additional storage space.

The village of Llansadwrn is one mile away with a Church in Wales church and village public house – The Sexton Arms, post box and public telephone. The property is approximately six miles from the town of Llandovery and seven miles from the town of Llandeilo. The Towy Valley is a renowned tourist destination with attractions including Carreg Cennen Castle in Trapp, Dynevor and Dryslwyn Castles, Aberglasney Gardens, and the National Botanical gardens at Llanarthney are all within easy reach.



### Hallway

### Parlour

15'11" x 10'0" (4.86 x 3.06)

### Lounge

15'7" x 8'8" (4.76 x 2.66)

### Kitchen

16'5" x 9'5" (5.02 x 2.88)

### Utility Room

6'8" x 6'5" (2.04 x 1.97)

### Bathroom

9'0" x 6'8" (2.76 x 2.04)

### First Floor

### Landing

### Bedroom One

16'10" x 7'10" (5.14 x 2.41)

### Bedroom Two

7'10" x 7'0" (2.4 x 2.14)

### Bedroom Three

16'6" x 9'3" (5.04 x 2.84)



### DIRECTIONS

Leave Ammanford & head towards Llandeilo. Drive through Llandeilo & head towards Llandovery. When you come to the roundabout at Llangadog, take the second turning off, heading towards Llandovery. About two miles further on the left, you will see the sign for a camping & caravan park. After that, on the left will be the sign for Llansadwn. Carry on down the road until you see a left hand turning. Take the turning & property located about a mile down the road on the left-hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.