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The Red Kite Llanddeusant, Llangadog, Carmarthenshire, SA19 9YG

Guide Price £375,000

*** A gem of a country cottage nestling in the Brecon Beacons National Park ***

A delightfully situated rural cottage set in the foothills of Llyn-y-Fan Fach and in the heart of Red Kite territory in the rural community of Llanddeusant, 4 miles from Llangadog and some 9 miles from Llandeilo.

Offering 2 bedroomed accommodation, oozing with character yet with modern kitchen and bathroom and with double glazing and oil fired heating with an offset garden parking area.

A delightfully situated rural house set in the foothills of Llyn-y-Fan Fach and in the heart of Red Kite territory in the rural community of Llanddeusant, 4 miles from Llangadog and some 9 miles from Llandeilo.

A former public house currently divided into 3 self contained letting units with potential to convert it back to one residential property (STC) The property has the benefit of an oil fired central heating system and offers well proportioned adaptable accommodation that would suit owner occupation, income generation or investment purposes.

Viewing highly recommended

LOCATION



Beautifully situated in a delightful location in the heart of the Brecon Beacons National Park not far from the noted Llyn-y-fan Fach, an area renowned for its natural beauty and has an actual Red kite feeding station being nearby.

The popular village of Llangadog is some 4 miles distant providing a good range of everyday amenities, some 6 miles from the Towy valley and market town of Llandovery and some 9 miles from the destination town of Llandeilo, known for its boutique cafes, pubs, hotels and shops.

DESCRIPTION



A former public house currently divided into three self contained letting units with potential to convert it back to one residential property (STC), in a commanding position at the edge of the Brecon National Park close to Llyn-y-fan Fach and it's picturesque surroundings. The property has the benefit of an oil fired central heating system and offers well proportioned adaptable accommodation that would suit owner occupation, income generation or investment purposes.

CROSS COTTAGE



entrance door to reception PORCH

LIVING/ DINING ROOM
19'5 x 17'3 (5.92m x 5.26m)



Large character living/dinning room, attractive open plan area with beams ceiling featuring fire place and a wood fire stove, radiator

KITCHEN AREA

Base units and a single drainage sink unit

FRONT BEDROOM 1

15'3 x 13'5 (4.65m x 4.09m)



Featuring a lovely inglenook fire place, radiator, side window

BEDROOM 2

15'2 x 10'9 (4.62m x 3.28m)



Fire place, radiator,

BATHROOM



Having a corner shower unit, wash hand basin, toilet, heated towel rail

SNUG



Can either be incorporated into cross cottage with interconnected hallway or used as a self contained one bed studio letting unit. seperate entrance door to rear garden,

OPEN PLAN LIVING / BEDROOM

7'6 x 10'0 (2.29m x 3.05m)



quarry tiled floor and radiator

SHOWER ROOM

been part tiled with shower, wash hand basin, toilet and heated towel rail

KITCHEN AREA

9'10 x 5'5 (3.00m x 1.65m)



Tiled floor, base units and a single drainage sink unit,

RED KITE VIEW



Being accessed via an independent access from the side path via in inner lobby that also connects with the remainder of the ground floor accommodation and with boiler room off. Stairs up to landing leading to:

BEDROOM 1

10'4 x 10'8 (3.15m x 3.25m)



EN-SUITE

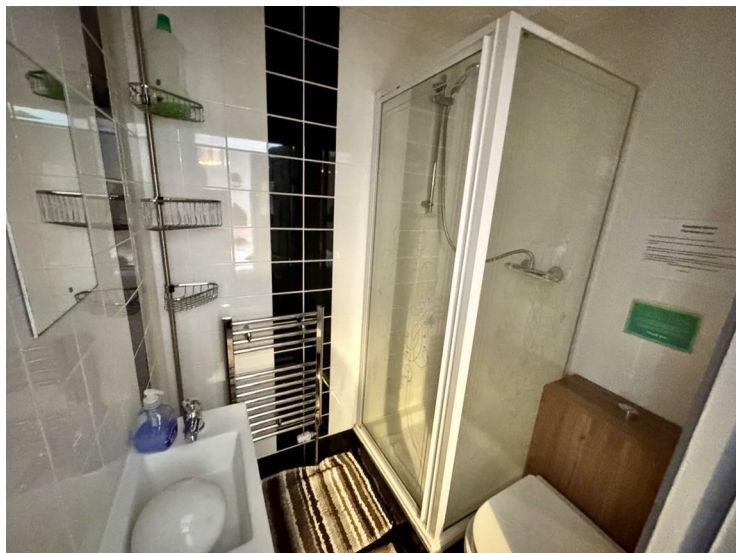


having shower , wash hand basin, toilet and heated towel rail

BEDROOM 2

16'2 x 10'5 (4.93m x 3.18m)

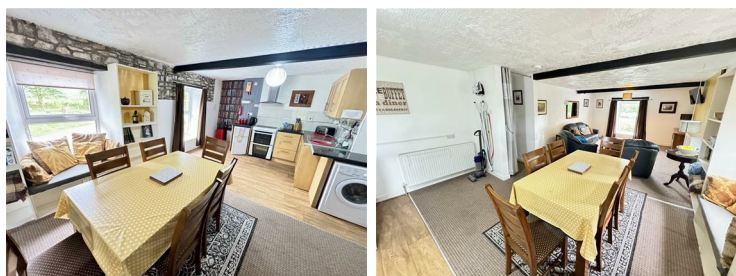
EN - SUITE



Shower, wash hand basin, toilet, towel rail

FRONT OPEN PLAN KITCHEN/ LIVING AND DINING AREA

33'2 x 14'5 (10.11m x 4.39m)



This is a great large light room having windows to two sides having great views towards Llyn Y Fan Fach

EXTERNALLY



property has the benefit of two outside areas including a lovely sitting area over the road which is popular with guests together with ample parking facilities with potential to creating a great garden areas,

AGENT COMMENTS



A great opportunity to purchase a property either for investment or to providing congeneration through living in one unit and letting the other two or for permanent residence and converting back into a large character home, in a beautiful setting on the edge of the Brecon Beacons National Park

SERVICES

We understand the property is connected to mains water, mains electricity, private private drainage, oil fired central heating.

COUNCIL TAX BAND - A

Amount payable - £1365 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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