EVANS BROS.
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Established in 1895
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8 Ashfield Row, Llangadog, SA19 9NB

Asking Price £150,000

A charming one-bedroom semi-detached character cottage set in the beautiful Towy Valley in the picturesque village of Llangadog with unusually large & extensive grounds of approx 0.32 acres offering exceptional privacy and a magical woodland setting.

Location



Conveniently situated on the A40 just outside the picturesque village of Llangadog that is nestled in the heart of the beautiful Towy Valley, on the western edge of the Bannau Brycheiniog (Brecon Beacons) National Park. Renowned for its stunning countryside, the village offers an excellent balance of rural tranquillity and everyday convenience.

The village benefits from a range of local amenities including a village shop, butcher, public houses, primary school, garden centre and railway station on the scenic Heart of Wales Line, providing links to Swansea, Shrewsbury and beyond. The nearby market towns of Llandeilo (approximately 7 miles) and Llandovery (approximately 8 miles) offer a wider selection of independent shops, restaurants, supermarkets, healthcare facilities and leisure amenities.

Surrounded by spectacular countryside, Llangadog is a haven for walkers, cyclists and outdoor enthusiasts, with easy access to the Black Mountain, the Towy Valley, Garn Goch Iron Age hillforts and numerous scenic walking routes. Rich in Welsh heritage and community spirit, the village combines historic charm with an enviable lifestyle in one of Carmarthenshire's most desirable rural locations.

Description



A charming one-bedroom semi-detached character cottage, benefiting from oil-fired central heating & extensive grounds. This property would be ideal for those seeking a peaceful rural retreat through its private grounds or those looking to get on the property ladder. There is some scope for extending the property to the rear (subject to any necessary consents)

A truly unique feature of the property is its extensive and unusually arranged wooded grounds extending to approximately 0.32 acres. Offering exceptional privacy and a magical woodland setting, the grounds provide a rare opportunity to enjoy nature on your doorstep, with winding paths, mature trees, and endless potential for outdoor relaxation or wildlife enthusiasts.

Combining period charm with a highly distinctive plot, this is a rare opportunity to acquire a cottage in a beautiful rural location with grounds unlike any other.

Front Entrance Door to -

Living / Dining Room
21'3" x 13'1" (max) (6.48m x 3.99m (max))



with fireplace (we are informed is capped but with open flue), exposed character ceiling beams, dining space, stairs to first floor, rear entrance door & step up to -

Side Entrance Lobby
with side entrance door

Kitchen
14' x 7'4" (4.27m x 2.24m)



with a range of base & wall units, plumbing for automatic washing machine, space for tumble dryer, single drainer sink, space for fridge / freezer, electric cooker with electric hob, 'Worcester' oil boiler, part tiled.

Bathroom
7'4" x 6'10" (2.24m x 2.08m)



with bath, pedestal wash hand basin, WC, extractor fan, part tiled

FIRST FLOOR

Bedroom
15' x 14'7" (4.57m x 4.45m)



with timber flooring, exposed character beams, office space & access to loft space

Externally





The property has scope to extend to the rear (subject to obtaining any necessary consents). The gardens & ground of the property are a real highlight with an organically managed vegetable garden, apple orchard and garden well along with an extensive wooded area with pathways & seating areas which are all completely private providing a serene & relaxing space in nature.

Further Grounds









Services

We are informed that the property is connected to mains water, electricity & drainage.

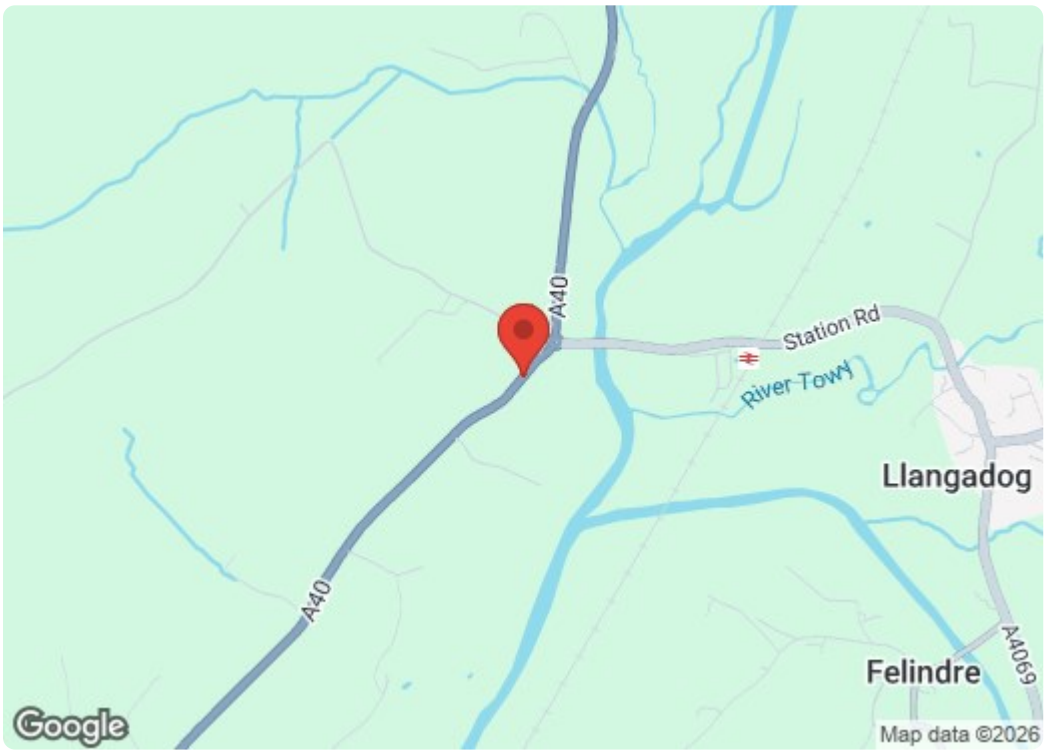
Council Tax Band 'B'

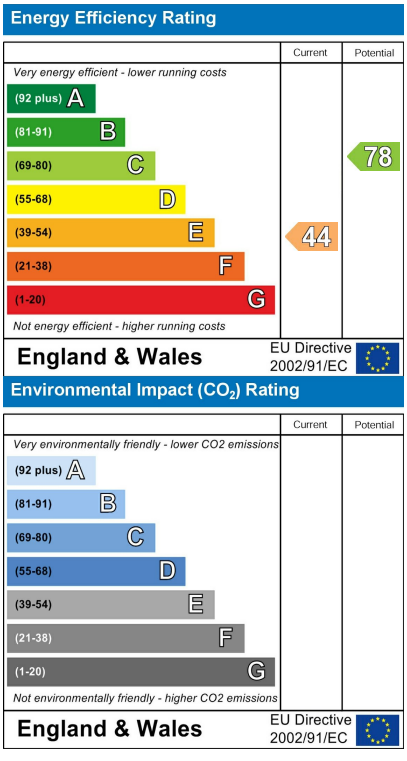
Directions

What3Words: scout.mascots.forklift









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