

Derwen Gam, Cyngordy, Llandovery,
Carmarthenshire, SA20 0LS



- * Well Maintained 4/5 Bedroom (1 En-Suite) Detached Family Home *
- * 2 Reception Rooms, Kitchen, Office/Bedroom 5, Utility, Family Bathroom & Cloakroom *
- * Set In Approximately 2.5 Acres & Includes Adjoining Field *
- * Beautiful Rear Garden With A Range Of Useful Sheds *
- * Off Road Parking & Garage *
- * Biomass Pellet Boiler & Solar Panels *
- * Located In The Hamlet Of Cynghordy *
- * Fine Surrounding Views *

GUIDE PRICE £485,000

Description A beautiful detached 4/5 bedroom property set in approximately 2.5 acres or thereabouts with unrivalled views of the surrounding countryside and located approximately just under 5 miles from the market town of Llandovery, in an area almost entirely agricultural or forestry based. The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in the area.

The property has been well maintained and updated by the current owners with the purchase of the adjoining land and creating a wild garden with pond. Since owning the property the vendors have also added a wood pellet biomass boiler and thermal store in 2015 along with solar panels in 2018 and EV charger in 2024. The delightful family home comprises sitting room, living/dining room with beautiful views of the garden, kitchen, office/bedroom 5, utility room and downstairs cloakroom with staircase to the first floor from the entrance hall leading to 4 bedrooms with bathroom and en-suite. The first bedroom gives access to the external veranda giving elevated views of the surrounding countryside. To the rear of the property are a range of useful sheds and log store leading to gravelled and paved areas, veg patches and pond.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows;

Entrance Hall With oak flooring. Stairs to first floor.

Office/Bedroom 5 15' 01 x 9' 0 With radiator.

Sitting Room 15' 06 x 12' 06 With log burner and oak bressumer over. Radiator. Double doors to kitchen and hallway.

Kitchen 24' 06 x 8' 07 With floor and eye level drawers and cupboards. Neff 4 ring gas hob with extractor over. Composite sink & drainer. Plumbing for dishwasher. Neff eye level oven. Part tiled walls. Tiled floor. Radiator. Storage cupboard. Door to rear.

Utility Room 8' 10 max by 8' 07 With double belfast sink. Radiator. Plumbing for washing machine. Extractor fan. Solar panel controls. Part tiled walls. Tiled floor.

Cloakroom 7' 01 x 3' 09 With low level wc. Pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor. Radiator.

Living/Dining Room 24' 06 x 14' 0 Being multi aspect. Double doors to garden. 2 radiators. Double doors from kitchen.

First Floor

Landing With access hatch to roof space. Storage cupboard with shelving.

Bedroom 1 13' 10 x 8' 07 With built in cupboard. Door to external veranda with seating. Radiator.

Bedroom 2 11' 09 x 10' 03 With built in wardrobes Radiator.

Bedroom 3 10' 01 x 7' 0 max With storage cupboard. Radiator.

Bathroom 7' 11 x 5' 06 With panelled bath and shower over. Low level wc. Pedestal wash hand basin. Extractor fan. Radiator.

Bedroom 4 15' 11 x 8' 07 With radiator.

En Suite 8' 07 x 5' 03 With low level wc. Pedestal wash hand basin. Panelled bath. Part tiled walls. Extractor. Radiator.

Externally To the front of the property is a lawned garden and newly laid block paved horseshoe driveway (2025) with off road parking for several vehicles and **Garage** measuring 21' 07 x 15' 03 with roller electric door, concrete floor and housing the Biomass pellet boiler and thermal store. To the rear of the property is a sweeping lawned garden with a range of useful outbuildings including; **Workshop** 21' 0 x 8' 02 and **Storage Shed** 11' 09 x 7' 11.

To the rear of the garden are a range of planted fruit trees leading to 6 vegetable beds. To one side of the garden is a **Greenhouse** which would be envied by any keen gardener and measuring approximately 36' 0 x 10' 0 and currently holds vines, peach tree, fig tree and strawberries. Leading from the Greenhouse is a gate with access to the adjoining land which amounts to approximately 2 acres. The land has been planted as a wild garden with sizeable wildlife pond and seating area at the bottom.

Agents Note The vendors have put together a list of plants and trees that are found in the garden and land which may be of interest to budding gardeners;

Shrubs in the garden include: Berberis Darwinii, wisteria, clematis, philadelphus, buddleia, weigela, mahonia and various roses. A range of herbaceous perennials including: geranium, crocosmia, day lilies, primroses and spring bulbs.

Garden trees include: a range of conifers, silver birch, holly, oak, rowan, sweet chestnut, weeping willow and ornamental hawthorn. Fruit trees include: apple, plum, pear, cherry, quince and crab apple.

On the field the vendors have planted a 150+ trees in the last 7 years. These include hornbeam, birch, oak, yew, alder, willow, crab apple, rowan, wild cherry and horse chestnut.

Broadband & Mobile Phone Ultrafast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services With mains water, electricity and drainage. Wood pellet Biomass boiler for central heating. Bottled gas for gas hob. Ev charger to the front.

Viewing Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax Band E

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440

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Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

