

Ref: 0kin62

Kingfisher Cottage, Llandeilo, Carmarthenshire, SA19 6AX

**Delightful Renovated and Extended 3 Bedroomed Period Cottage in c. half an acre. Situated in a peaceful semi-rural location, close to the picturesque town of Llandeilo.**

Llandeilo 1 mile, Llandovery 13 miles, A48/M4 link road 10 miles, Carmarthen 16 miles.



A most desirable, deceptively spacious, period stone cottage, that has been tastefully refurbished and extended, to include exposed A frames, reclaimed timbers, exposed stone walls and beams, and now provides a very welcoming home with immense character and a peaceful ambiance. The accommodation comprises:-

**Cottage:** Ground Floor: Kitchen/Living Room, Inner Hallway, Utility/Boot Room, Cloakroom, two Double Bedrooms and a Wet Room. First Floor: Sitting Room, Master Bedroom with Dressing Room and Cloakroom (scope for Bathroom). (EER: D)

**Externally:** Lean-To Car Port, Boiler Room & Store, fully enclosed lawn to the front and large rear lawn, private patio, and mature woodland copse with a pretty brook to the boundary, in all, Circa half an acre.

The property occupies a pretty private setting in a quiet semi-rural hamlet. **Llandeilo** is 1 mile southerly, off the A40, an ancient market town at the fringe of the National Park, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches, and Heart of Wales railway station. The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13<sup>th</sup> Century and stands in an elevated position on the banks of the Towy, having an old world charm with narrow streets and historic buildings. The area is rich in history and has many visitor attractions, Dinefwr Estate with National Nature Reserve, historic house, 18th-century landscape park, medieval deer park and Castle, is within walking distance, being only 1 ½ miles away. Aberglasny Gardens only 3 ½ miles, and The National Botanic Garden of Wales, 10 ½ miles. Access to the A48/M4 link road is 10 miles and Carmarthen is 16 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station. The stunning Gower Peninsular and the magnificent Cardigan Bay coast are within an hour's drive.

**Guide Price: £340,000**

## THE COTTAGE:

Integrated thermal store hot water and heating system supplied by the oil fired boiler, solar/thermal panel, multi-fuel stove with back boiler. Wood framed double glazing.

### Ground Floor –

<b>OPEN-PLAN KITCHEN/LIVING ROOM:</b>	21'7" x 16'. Partially Glazed Stable door entrance with glazed panels either side. Vaulted ceiling with exposed A frames and timbers. Reclaimed Pine kitchen units with solid wood work surfaces, 1 ½ bowl stainless steel sink with twin drainers and mixer tap. Space for a range style cooker. Corner wall unit. Exposed Stone fireplace and chimney breast, housing a multi-fuel stove on a slate tiled hearth. Alcove to one side with shelving and built in cupboard. Feature lighting. Arched window to the front, window to the side and French door's to the rear patio and garden. Quarry tiled floor. Door to the inner lobby.
<b>INNER LOBBY:</b>	10'1" x 4'4". Exposed brickwork, slate tiled floor. Doors to two bedrooms and wide opening with feature exposed stone, to the inner hallway.
<b>BEDROOM 2:</b>	12'10" x 9'. Feature former fireplace with exposed stone chimney breast, slate hearth, built in double wardrobe. Ceiling beams and window to the front.
<b>BEDROOM 3:</b>	16'3" x 9'. Exposed ceiling timbers, window to the front.
<b>INNER HALLWAY:</b>	8'10" x 8'5". Slate tiled floor. Window to the side. Turning Oak staircase to the first floor. Doors to the utility/boot room and wet room.
<b>WET ROOM:</b>	9'10" x 5'5". White suite comprising pedestal wash hand basin, low level W.C. Large tiled shower area with curtain rail, two heated towel rails, shaver point and light, extractor fan. Slate tiled floor, window to the side and partially tiled walls.
<b>UTILITY / BOOT ROOM:</b>	11'3" x 6'5". Reclaimed Pine units with wood work surfaces, 1 ½ bowl stainless steel sink with single drainer and mixer tap, window to the rear, slate tiled floor. Plumbing and space for a washing machine and tumble dryer. Window to the rear and external door to the side aspect. Exposed ceiling beam, extractor fan. Door to the Cloakroom.
<b>CLOAKROOM:</b>	5'6" x 5'. Cream suite comprising pedestal wash hand basin and low level W.C. wall cupboard, extractor fan, slate tiled floor. Window to the rear.

### First Floor –

<b>LANDING:</b>	An Oak staircase leads from the inner hall to a walk through sitting room.
<b>SITTING ROOM:</b>	17' x 15'2". An L shaped room with lovely views over the gardens from the French style windows. Vaulted ceiling with exposed purlins. Oak floor. Velux roof window to the side. Exposed stone wall, door to the bedroom suite.
<b>BEDROOM 1:</b>	12'5" x 9'2". Vaulted ceiling, Velux roof window to the front. Built in eaves cupboards and further cupboard housing the heat store water tank.
<b>DRESSING ROOM:</b>	15'3" x 9'. An L shaped room. Vaulted ceiling, Velux roof window to the front. Exposed purlin. Recessed bookshelves. Built in eaves storage cupboards. Door to the cloakroom.
<b>CLOAKROOM:</b>	7' x 4'7". Cream suite comprising pedestal wash hand basin, low level W.C. Partially exposed A frames, extractor fan. N.B. In the agents opinion there is room to install a bath/shower if required.

## Kingfisher Cottage, 7 Gurrey Bank, Llandeilo, SA19 6AX

Approximate Gross Internal Area = 135.3 sq m / 1456 sq ft (Excluding Void)

Outbuilding = 6.9 sq m / 74 sq ft

Total = 142.2 sq m / 1503 sq ft

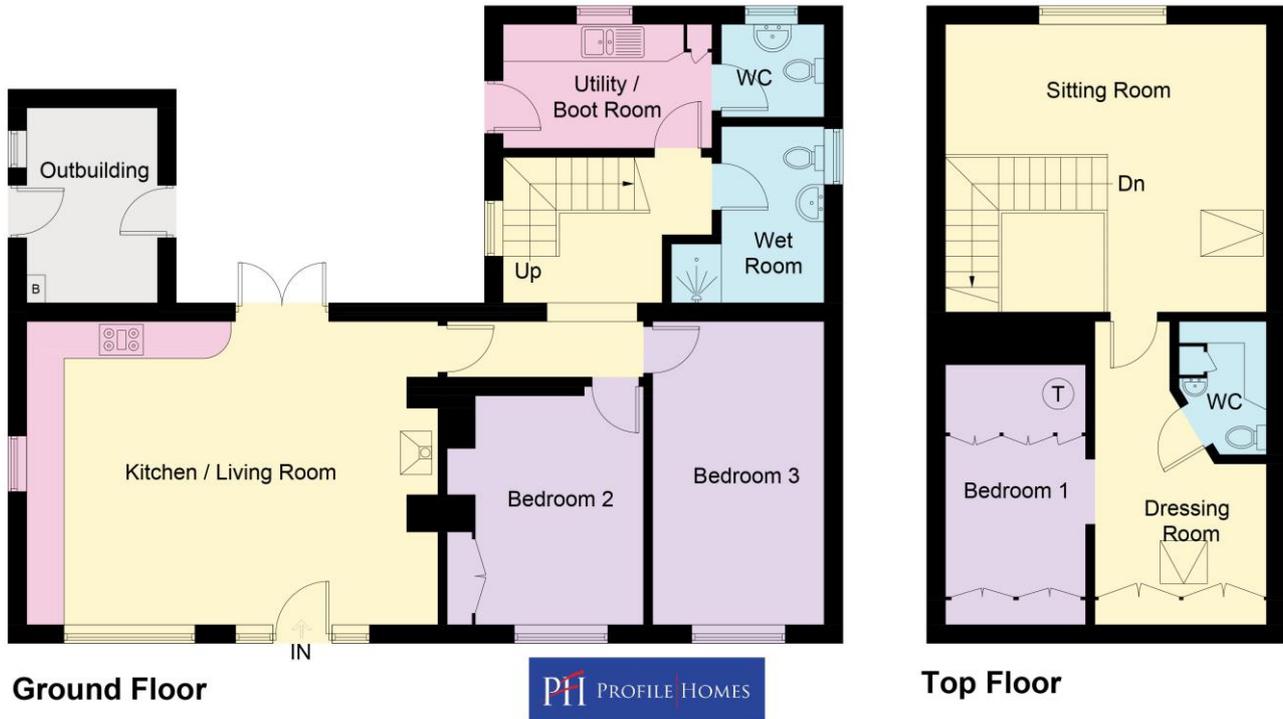


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID454914)

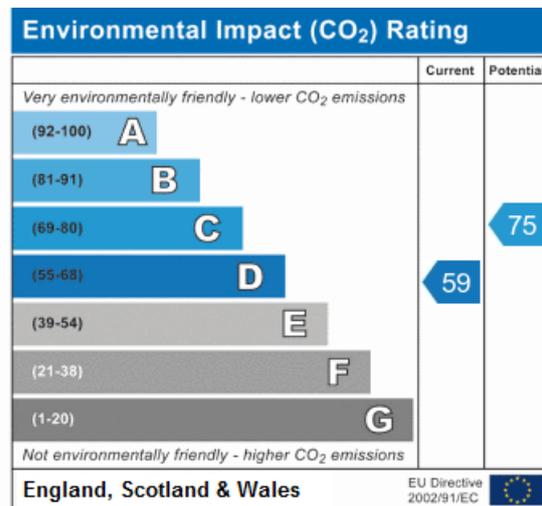
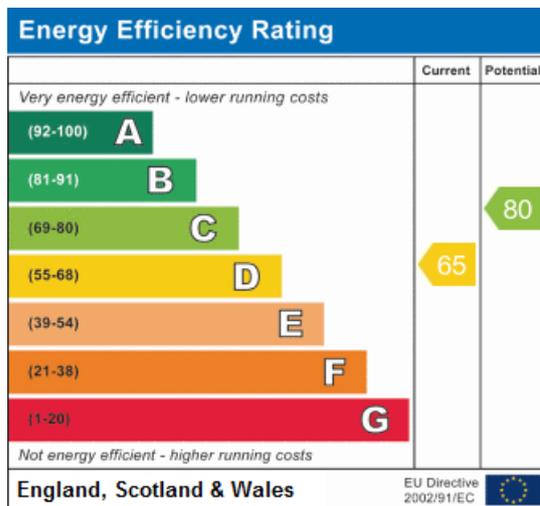
### EXTERNALLY

#### THE APPROACH:

The property is approached off a no through country lane, and then via a long shared tarmacadam council maintained lane, which terminates at the property. The entrance to Kingfisher Cottage is via a five bar gate which leads into a private driveway which continues around to a car port, where there is ample parking and turning space.

#### GARDENS & GROUNDS:

The front lawn is enclosed by a hedge on three sides and affords a completely private area to sit and enjoy the peaceful surroundings. The rear gardens are also very private with large areas of lawn, a paved patio and greenhouse. To one side there is a boiler house/store room. To the side and rear of the main gardens there is a pretty woodland copse with meandering walkways and seating areas overlooking the pretty brook on the boundary. All in all circa half an acre of gardens and grounds.



**SERVICES:**

We understand that the property is connected to mains electricity, mains water, and mains drainage. There is an integrated thermal store hot water and heating system supplied by the oil fired boiler, solar/thermal panel, multi-fuel stove with back boiler. We are informed that the property benefits from renewable energy payments of approximately £300 per year until 2021. A telephone line is connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "D" (Carmarthenshire County Council)

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**



**By appointment with PROFILE HOMES**

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**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**

**Website: [www.profilehomes.com](http://www.profilehomes.com)**

**NOTES:**

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.** PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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