



## Y Wern Llansadwrn, Llanwrda, Carmarthenshire, SA19 8HY

Offers In The Region Of £895,000

- Attractive Period Country House
- Landscaped grounds of 2 acres approx
- Many Lovely Features
- Beautiful barn conversion with 2 beds ancillary accommodation
- EPC rating E
- Fabulous Secluded Area
- Wonderful Views over rolling farmland towards the Black Mountain
- 4 Receptions and 5 Bedrooms
- Further Stone Buildings



# Y Wern Llansadwrn, Llanwrda SA19 8HY

Set in an ELEVATED location at the end of a private driveway an IMPRESSIVE detached Period COUNTRY house commanding WONDERFUL views over rolling Towy Valley countryside towards the Black Mountain range and standing in grounds of 2 acres or thereabouts. The house has been the subject of much refurbishment to provide a CHARACTER family home with many LOVELY features. The accommodation provides: Reception Hall, Lounge/Dining Room with feature fireplace, Fitted Kitchen, Breakfast Room open plan to Living Room with attractive fireplace, Utility Room, Rear Hall, Cloakroom, Main Bedroom with luxury en suite Bathroom, 4 further bedrooms and Family Bathroom. Upvc Double Glazing. Oil fired central heating. Spacious basement. Beautifully converted Detached stone barn which provides superb 2 bedroom ancillary accommodation/holiday let. 2 Former stone outbuildings and General Purpose Building. ATTRACTIVE mature gardens with many lovely specimen trees and shrubs together with parcel of mature native woodland with some wonderful oak trees and a pretty stream that runs the length of the garden. A gem worthy of immediate viewing.



Council Tax Band: H



#### RECEPTION HALL

13'2" x 6'1"

Stairs to first floor. Access to understairs store cupboard. Radiator with attractive lattice cover.

#### LOUNGE/DINING ROOM

26'11" x 11'11"

Open fireplace with feature marble surround. Fitted alcove cupboards with shelves above. Ornate central archway. 2 Radiators.

#### THE DINING AREA

#### LIVING ROOM

13'2" x 11'11"

Deep recessed tiled surround fireplace with pine mantelpiece. Built in alcove cupboards and fitted base cupboards. Ceramic tiled floor. Open plan archway to Sitting Room and open plan to Kitchen. Radiator.

#### KITCHEN

8'10" x 6'10"

1 1/2 bowl ceramic sink unit with brass mixer tap. Fitted range base and wall cupboards. Worksurface with tiled surround. Plumbed for automatic washing machine.. Radiator.

#### SITTING ROOM

13'8" x 13'2"

Decorative Slate and marble surround fireplace. Radiator.

#### REAR HALL

4'11" x 4'7"

Built in cupboard. Ceramic tiled floor. Part tiled walls. Radiator.

#### CLOAKROOM

Low level W.C. Hand basin. Ceramic tiled floor. Radiator.

#### UTILITY ROOM

9'4" x 8'2"

Built in Airing Cupboard. Single drainer stainless steel sink unit. Low level W.C.

#### FIRST FLOOR

#### LANDING

#### MAIN BEDROOM

13'10" x 13'2"

Decorative cast iron Victorian style fireplace in painted surround. Radiator.

#### EN SUITE

Large Jacuzzi bath. Hand basin in vanity cupboard. Low level W.C. Shower in tiled and glazed cubicle. Decorative fireplace. Wood effect vinyl floor. Radiator.

#### BEDROOM 2

13'9" x 13'3"

Decorative Victorian style cast iron fireplace in painted surround. Fitted range wardrobes. Radiator.

#### BEDROOM 3

13'10" x 13'1"

Decorative Victorian style cast iron fireplace in painted surround. Radiator.

#### FAMILY BATHROOM

9'4" x 5'1"

Panelled bath in tiled surround with Gainsborough Energy 1000x shower above. Pedestal hand basin and low level W.C. Wood effect floor. Radiator.

#### SECOND FLOOR

#### LANDING.

#### BEDROOM 1

14'0" x 9'9"

Built in louvre door eaves storage cupboard. Ceiling skylight. Fitted Dimplex panel heater.

#### BEDROOM 2

13'8" x 9'9"

Built in louvre door eaves storage cupboard. Ceiling skylight. Fitted Dimplex panel heater.

#### OUTSIDE

The property is approached over a long private lane from the county road which leads to a spacious courtyard at the rear of the house around which all the buildings are arranged

#### WORKSHOP

16'4" x 13'2"

#### FEED ROOM

10'0" x 7'11"

#### POULTRY HOUSE

#### FORMER COWSHED

An attractive stone and GI built building which had been subdivided internally to provide loose boxes.

#### LOOSE BOX/GARDEN SHED

A further attractive traditional building located alongside the driveway and providing small animal loose box adjacent to which is a general storage garden shed.

#### GROUND

Y Wern stands within impressive mature grounds which compliment the character and era of the property. To the rear of the house is a spacious vehicular courtyard around which there are many fine mature trees including a stand of lovely Beech adjacent to the drive

To the rear of the buildings is a grassed area which leads towards the two greenhouses and coldframe.

Below the former Cowshed is a lawned garden and childrens play area which has a gated access to the side of the house.

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At the front of the house is a paved patio area with ballustrade from which steps lead down to the front garden. The patio area provides stunning views towards the Black Mountain range over dramatic Towy valley landscape.

#### LOWER GARDEN

The front garden is laid in the main to lawn and throughout there are many wonderful specimen trees and shrubs which provide a range of colour and form through the seasons.

#### TENURE AND POSSESSION

We understand that the property is freehold and that vacant possession will be given on completion

#### SERVICES

We are advised that the property is connected to mains electric. Private water to house and mains water to the cottage. Private drainage, a new treatment plant system is being installed on the 1st September 2025

#### EDUCATION

A wide range of state schools are to be found in Llangadog,



Llandeilo and Llandovery - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon.

#### SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations being by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

#### LOCATION

Y Wern is situated to the north east of the village of Llansadwrn. The house enjoys an elevated location to take advantage of the wonderful surrounding scenery for which the area is renowned. It is approximately 1 1/2 miles from the A. 40, which provides access to the Country Market towns of Llandeilo and Llandovery both of whom provide a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 24 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

#### DIRECTIONS

From Llandeilo the property is located by taking the A.40 towards Llandovery for just over 6 miles. Take the left hand turning signposted to Llansadwrn and proceed to village. At the village centre turn right and proceed on this road for just over 1/2 mile when the approach to Y Wern will be found on the left hand side.

#### AFTER HOURS CONTACT

Jonathan Morgan 07989 296883

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

#### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

#### VIEWING

By appointment with Morgan Carpenter 01558 821269

#### WEBSITE

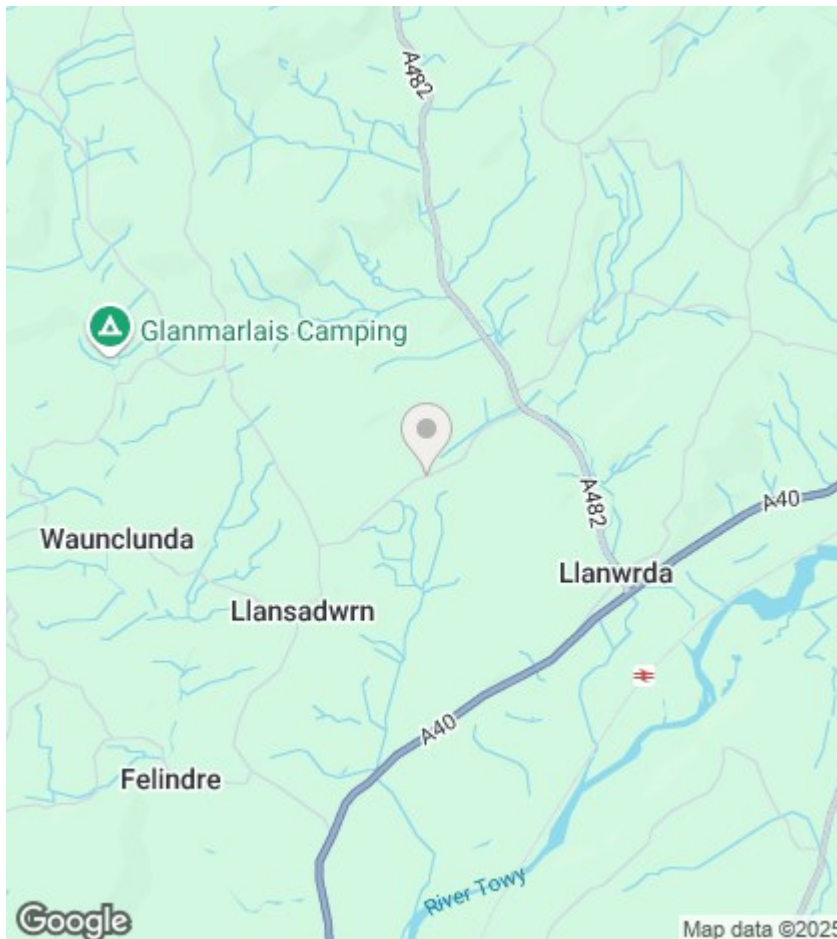
View all our properties on: [www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or [www.onthemarket.com](http://www.onthemarket.com)











## Directions

## Viewings

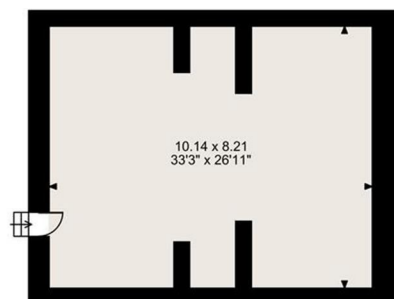
Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

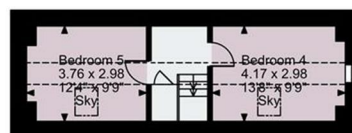
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Main House gross internal area = 2,962 sq ft / 275 sq m**  
**Storage gross internal area = 40 sq ft / 4 sq m**  
**Cottage gross internal area = 1,290 sq ft / 120 sq m**  
**Total gross internal area = 4,292 sq ft / 399 sq m**

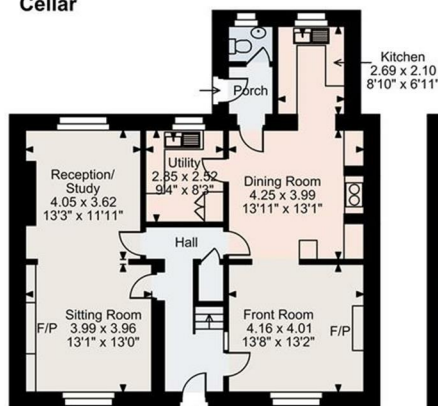


Cellar

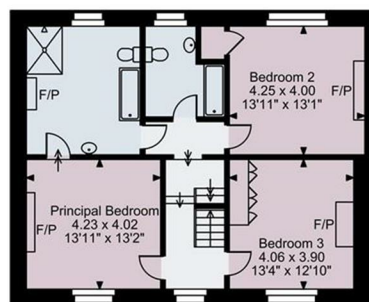


Second Floor

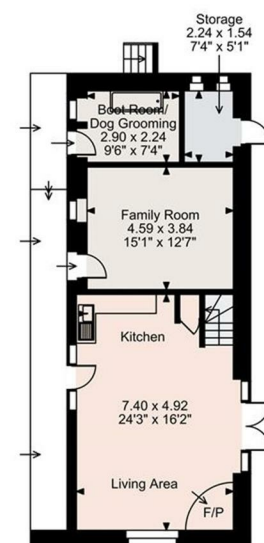
Outbuilding = 555 x 292  
 Storage = 566 x 498  
 Storage = 531 x 590  
 Chickens = 885 x 590



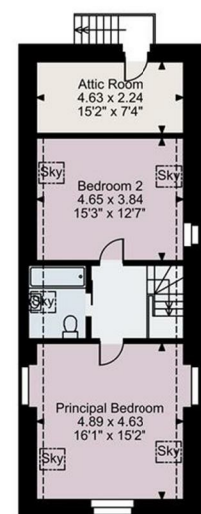
Ground Floor



First Floor



Cottage Ground Floor



Cottage First Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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