



# PENRHIW UCHAF

LLANDDEUSANT | LLANGADOG | LLANDOVERY | CARMARTHENSHIRE







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PENRHIW UCHAF OFFERS A SUPERB SMALL FARM / SMALLHOLDING SITUATED WITHIN THE RENOWNED BRECON BEACONS NATIONAL PARK, AND WITHIN EASY REACH OF THE A40 AT LLANGADOG. THIS BEAUTIFUL PROPERTY HAS SIGNIFICANT APPEAL TO ANY RURAL PURCHASER LOOKING TO PURSUE LIFESTYLE AGRICULTURAL, EQUESTRIAN, RECREATION OR CONSERVATION INTERESTS.

***A fantastic rural property comprising of 3/4 bedroom character farmhouse, beautifully presented & with potential for further extension along with a traditional stone barn, excellent modern agricultural building, dutch barns and ring fenced block of organic grazing paddocks, pasture fields, traditional hay meadows and deciduous woodland extending in total to around 50 acres.***

- Beautiful location within Brecon Beacons National Park and with stunning views over unspoilt countryside •
- Very accessible with easy access to A40 at Llangadog or Trecastle • Close to village of Llanddeusant •
- Private and peaceful position • Independent short access drive direct from council lane •
- Three/Four Bedroom farmhouse beautiful presented throughout with character accommodation •
- Utility Room with enclosed Shower & WC, Kitchen, Dining Room & Sitting Room • Three Bedrooms on first floor with Study & Bathroom •
- Adjoining external stone Store Room • Patio Terrace • EPC Rating F (Rating 35) •
- Traditional stone barn with potential for conversion (subject to obtaining the necessary consents) •
- Modern general purpose steel framed building • Enclosed concrete yard area •
- Twin span Dutch Barns with covered central passage •
- Ring fenced block surrounding farmhouse & buildings comprising of paddocks, pasture grazing & traditional hay meadows •
- Deciduous woodland offering extensive scope for woodland management & recreation enterprises •
- Significant conservation interest and potential • Natural water supply • Land all registered Organic with Soil Association •
- Additional grazing rights on Common • In all approximately 50 acres •

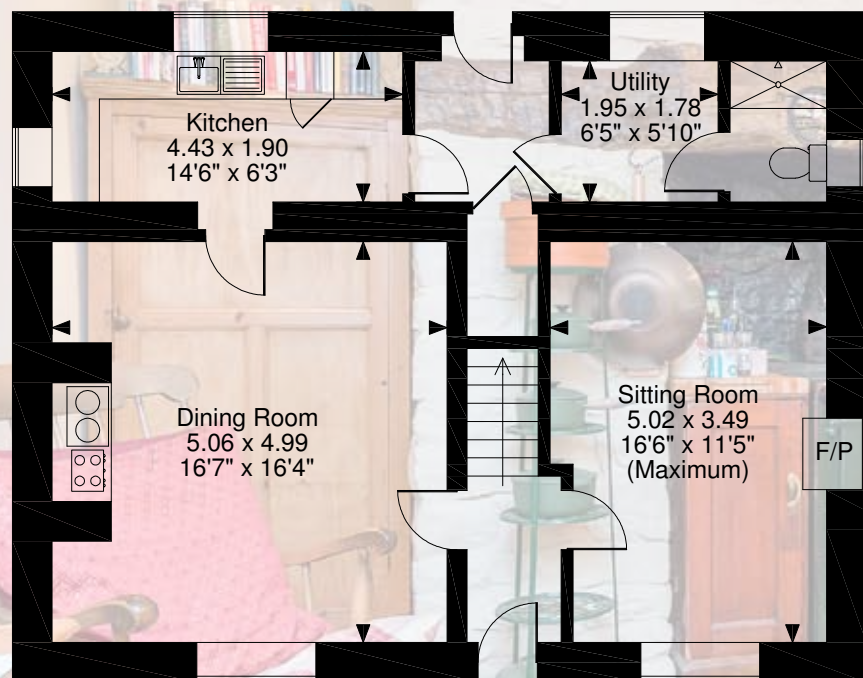
Services: Mains electricity • Private water is connected to farmhouse, buildings & land • Oil fired central heating, Esse & wood burner • Foul drainage to Septic Tank • Telephone & Broadband connected

Llandeussant 3.0 mile • Llandovery 6.0 miles • Llangadog 7.5 miles • Trecastle 8.3 miles • Brecon 20 miles • Carmarthen 29 miles  
(all distances are approximate)

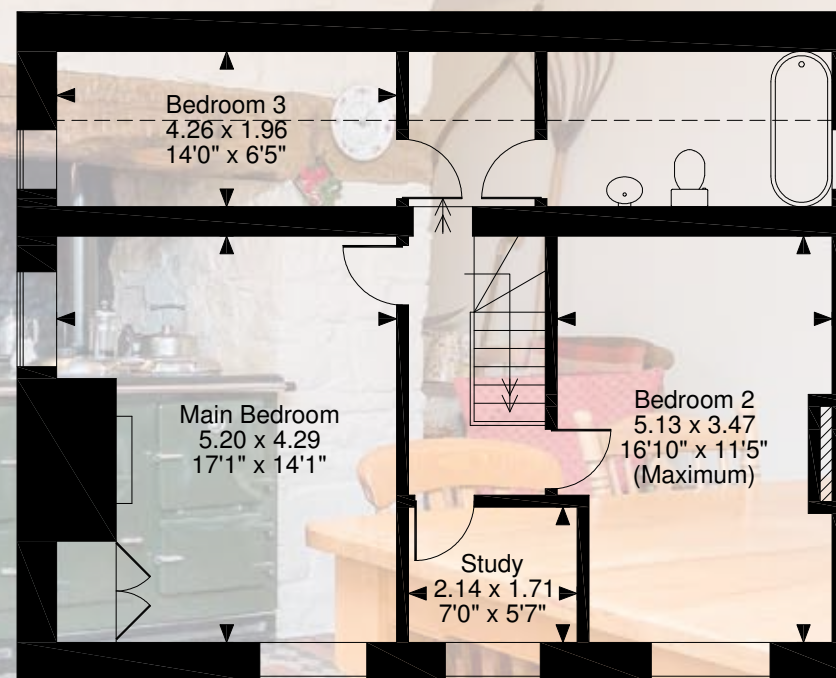
These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

# ACCOMMODATION FLOORPLAN

**Penrhiw Uchaf, Llanddeusant, Llangadog, Sir Gaerfyrddin**  
**Approximate Gross Internal Area**  
**1472 Sq Ft/137 Sq M**



**Ground Floor**



**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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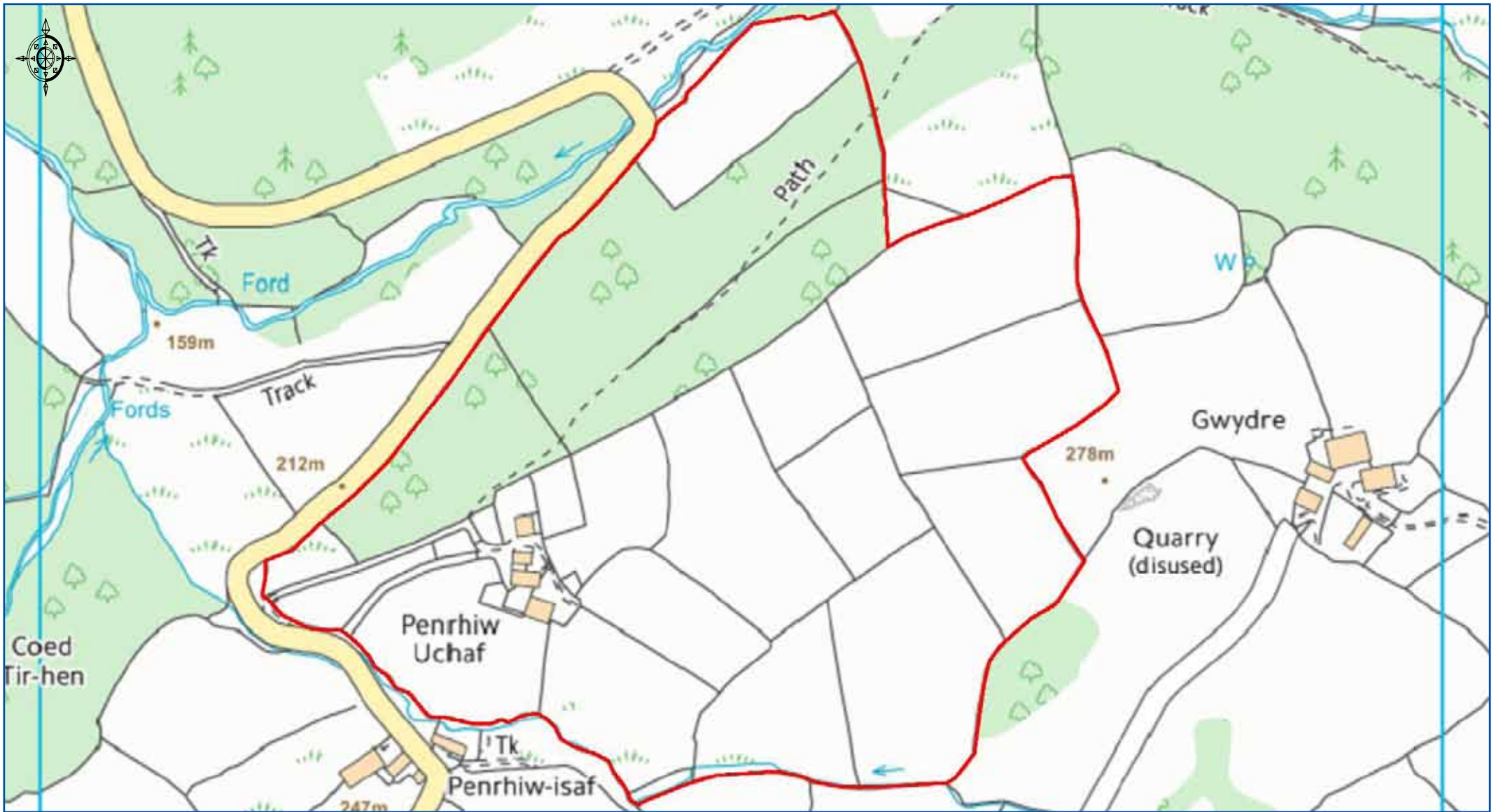












## IMPORTANT NOTICE

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