

Ysgubor Garreg

Cefn Gorwydd, Llangammarch Well, Powys LD4 4DN



**Ysgubor Garreg
Cefn Gorwydd
Llangammarch Wells
Powys
LD4 4DN**

- *A delightful and characterful 3 / 4 bedroom home*
- *Enclosed garden and parking for several vehicles*
- *Stunning surroundings*
- *Versatile layout*

**Builth Wells 11 miles
Brecon 20 miles
Hereford 50 miles**

INTRODUCTION

Nestled within a rural hamlet in the foothills of the Eppynt mountain range, this delightful home offers beautifully presented and highly flexible accommodation with three to four bedrooms. Full of character and charm, the property features a stunning first-floor sitting room with vaulted ceiling, an impressive kitchen/dining room with high-level ceilings creating a wonderful sense of light and space. Designed for both comfortable family living and entertaining, the house is complemented by attractive gardens that provide a lovely setting to relax and enjoy the surrounding countryside.

LOCATION

Enjoying a rural position on the edge of the small hamlet of Cefn Gorwydd, the property is surrounded by the unspoilt rolling countryside of Mid Wales, offering an idyllic setting for those seeking space and a strong connection to the landscape. Despite its setting, the property remains conveniently located just a short drive from Llanwrtyd Wells, known as Britain's smallest town, which offers a range of everyday amenities, independent shops, cafés and a welcoming community atmosphere.

The surrounding area is renowned for its natural beauty and outdoor pursuits, with excellent walking, cycling and riding opportunities nearby, together with easy access to the spectacular scenery of the Cambrian Mountains and the wider Mid Wales countryside. The larger market town of Builth Wells lies within easy reach and provides a broader range of services, whilst also hosting the internationally renowned Royal Welsh Show each year.

Combining rural charm, beautiful scenery and accessibility, Cefn Gorwydd offers a wonderful lifestyle opportunity in the heart of Mid Wales.



ACCOMMODATION

A hardwood entrance door opens into a welcoming hallway with attractive wooden flooring, leading through to the ground floor bathroom fitted with a bath and shower over, wash hand basin and WC. At the heart of the home is the impressive open-plan kitchen/dining room, a superb entertaining space featuring a vaulted ceiling, wooden flooring, a range of fitted units and an Esse wood-burning cooking range. Filled with natural morning light from a high-level window, the dining area also benefits from a stable door opening to the rear garden. Two versatile ground floor rooms provide ideal bedroom, study or home office space.

A split-level staircase rises to a striking galleried sitting room with vaulted ceiling, exposed beams and a picture window overlooking the rear. Opposite, the principal bedroom enjoys exposed timbers, a walk-in cupboard and a contemporary en-suite shower room with shower, WC and wash hand basin.

The accommodation is further enhanced by an additional versatile ground floor room, suitable as a bedroom or additional living space, benefiting from both its own external access and an internal door to the hallway.





OUTSIDE

The property occupies a generous rectangular garden plot, with a gated parking area to the front providing convenient off-road parking. To the side and rear are delightful gardens laid mainly to lawn with mature shrubs and planting, creating a peaceful and private setting — the perfect place to relax



SERVICES

Mains water and electricity. Septic tank drainage. Heating is a mix of electric night storage heaters, panel heaters and solid fuel room heaters. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

d.thomas@sunderlands.co.uk



MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.



ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///incisions.combos.helps

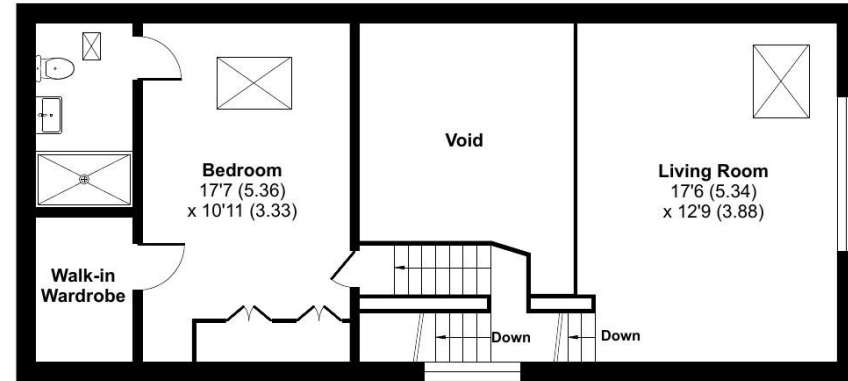
COUNCIL TAX

Powys County Council Band "F"

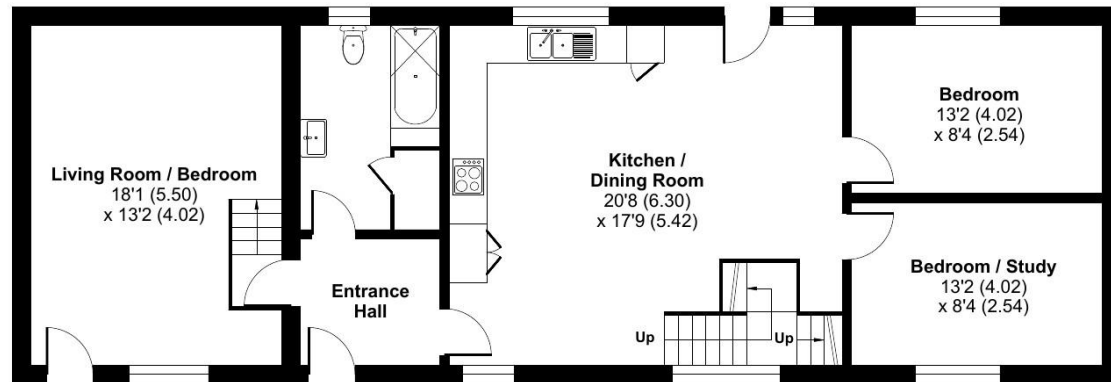
NOTES

There is a public footpath passing through the garden (the sellers have advised that in the 8 years at the property they have never seen anyone use it.)

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Sunderlands LLP for themselves and for the vendors or lessors of this property, whose



FIRST FLOOR



GROUND FLOOR



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agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

