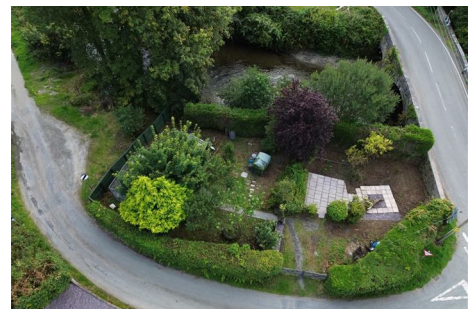


# Terry Thomas & Co

## ESTATE AGENTS



## Golwg Yr Eog Bronwydd Carmarthen, SA33 6BE

Set in the picturesque village of Bronwydd Arms, Carmarthen, this charming house presents an exceptional opportunity for those seeking a blend of comfort and countryside living. With three well-proportioned bedrooms, including a master suite with an ensuite bathroom, and a total of three bathrooms, this residence is perfectly suited for families or those who enjoy hosting guests.

As you approach the property along a scenic country lane, you are welcomed by a grand double pillared entrance and a tarmac driveway that accommodates parking for up to three vehicles. Set on approximately 0.25 acres, the grounds are a delightful mix of generous gardens and serene outdoor spaces, offering stunning views of the surrounding countryside. Inside, the home boasts three reception rooms, including a dedicated games or snooker room, ideal for entertaining or unwinding with loved ones. The open plan kitchen diner serves as the heart of the home, providing a warm and inviting atmosphere for family meals and gatherings.

Venture outside to discover the meticulously maintained grounds, featuring a large plum slate decorative area, lush shrubbery, and an orchard, alongside a vegetable garden brimming with a variety of fruit trees. A concreted courtyard leads to a beautifully designed garden area, complete with raised borders, railway sleepers, and multiple patio spaces, creating a perfect outdoor oasis for enjoying the fresh air.

Additionally, the property benefits from superfast broadband, ensuring connectivity for both work and leisure. This delightful home in Bronwydd Arms is a rare find, offering a harmonious blend of modern living and tranquil countryside charm.

**Offers in the region of £385,000**

# Golwg Yr Eog Bronwydd

## Carmarthen, SA33 6BE



### Entrance Hall

15'5" x 9'6" (4.70 x 2.92)

Open staircase to first floor stripped oak flooring skimmed and coved ceilings throughout.

### Lounge

19'10" x 12'8" (6.06 x 3.87)

Two uPVC double glazed windows to fore, double panel radiator with grills thermostatically controlled, feature painted slate fireplace with cast iron fire inset green tiled side plates and hearth. Stripped oak wooden flooring.

### Kitchen

27'9" x 10'0" (8.48 x 3.05)

Fitted base line units with knotted pine finish drawer and door fronts in a matt finish. Granite effect work surface over incorporating a porcelain sink. Fan assisted oven, grill with a four ring halogen with pull out extractor over. uPVC double glazed window to rear and double glazed patio doors leading out to the rear courtyard and garden in turn. Ceramic tiled floor, double panel radiator with grills thermostatically controlled. Door through to utility room and part glazed oak engineered frame door through to the snooker/games room.

### Utility room

8'2" x 7'0" (2.51 x 2.14)

Panel radiator with grills thermostatically controlled. Ceramic tiled floor, fitted base units and eye level unit, stainless steel sink fitted within the base unit. Plumbing for washing machine, double glazed door leading to rear courtyard and gardens in turn. Double glazed window to rear. Cloak room off utility with low level WC, wall mounted hand basin with tiled splash back. Contemporary wall mounted radiator thermostatically controlled. uPVC window to side, wall mounted Manrose extractor, ceramic tiled floor.

### Home office/sitting room

18'8" into bay window to fore x 11'5" (5.71m into bay window to fore x 3.49m)

Oak finished flooring uPVC double glazed windows to fore and side, double aspect room. Down lighting throughout two double panel radiator with grills thermostatically controlled. Pull down folding ladder giving access to loft space.

### Snooker/games room

20'11" max width into bay x narrowing to 18'10" x (6.39m max width into bay x narrowing to 5.76m x 6.)

The snooker/games room is a fantastic feature of the property with vaulted ceiling throughout, exposed beams, LED downlighting. Two double glazed Velux windows to rear and two uPVC double glazed windows to rear. Four panelled radiator with grills thermostatically controlled. uPVC double glazed window to fore, uPVC double glazed patio doors to side with uPVC double glazed apex window over door leading out to side sun terrace. Built in double oak engineered door store cupboard.

### First floor landing

Pull down ladder to loft access doors leading to all bedrooms airing cupboard with fitted shelves.

### Bathroom

8'4" x 5'10" (2.55 x 1.79)

Panel bath, with chrome mixer shower tap fitment over. Low level WC and pedestal wash hand basin with tiled splash back. Double glazed window to rear and wall chrome ladder towel radiator.

### Rear bedroom 1 Main bedroom with ensuite

14'11" x 11'6" (4.56 x 3.53)

uPVC double glazed window to side double glazed window to rear. Panelled radiator with grills thermostatically controlled. Built in wardrobe units comprising of two double wardrobes. Also further built in single clothes storage cupboard.

### En-suite 3.16m x 1.17m

Shower cubicle with chrome mixer shower fitment with body and rain shower heads. Circular shape pedestal wash hand basin with chrome mixer tap fitment and close coupled WC. Wall mounted ladder towel radiator. Spot lighting and extractor.

### Front bedroom 2

14'5" x 9'0" (4.41 x 2.75)

Double aspect room with double glazed window to front and side. Panelled radiator with grills thermostatically controlled.

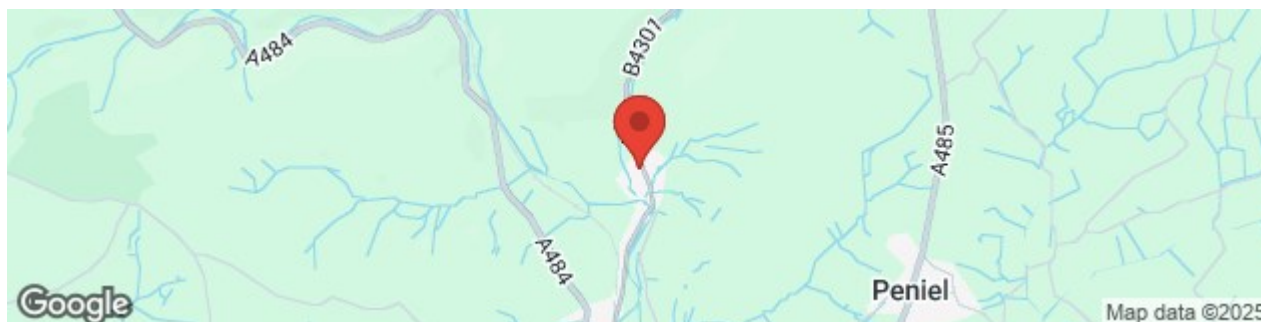
### Bedroom 3

9'4" x 8'11" (2.85 x 2.74)

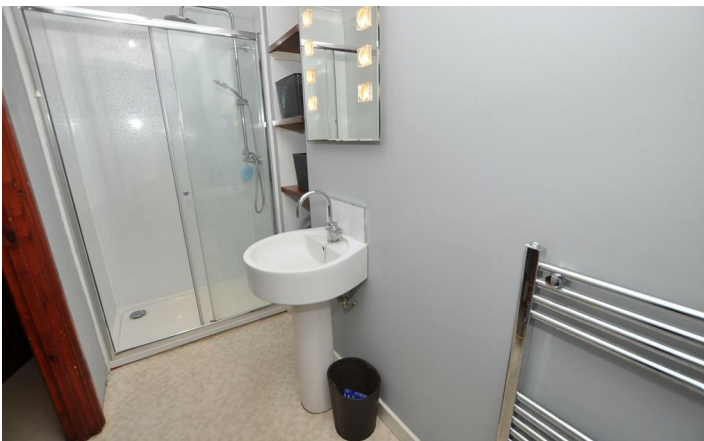
Double glazed window to fore panelled radiator with grills thermostatically controlled built in single wardrobe with louvre door.

### Externally

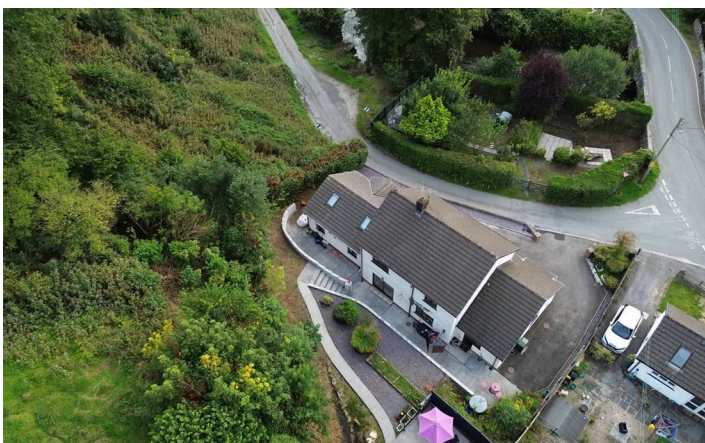
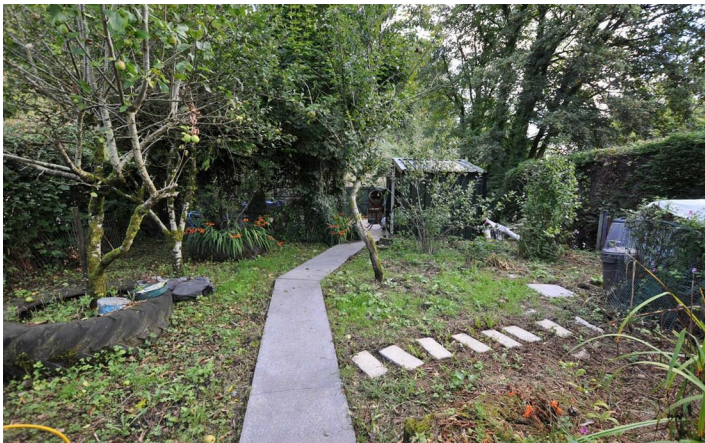
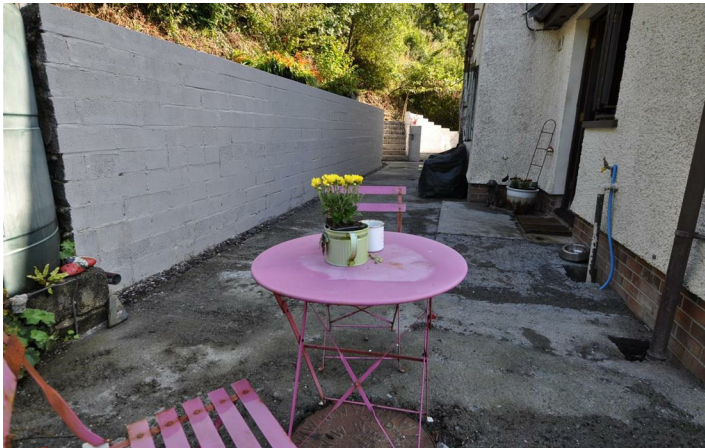
Generous sized gardens and grounds amounting to approx. 0.25 acres. Including an orchard vegetable garden with a variety of established fruit trees and vegetable planting areas with additional patio area and pathway intersecting all. To the rear initially a concreted courtyard with a sweeping small quantity of steps leading to a further garden area which has some railway sleepers raised borders and again further patio are with gardens in turn is intersected by a concreted pathway.













## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** F

**Services:** Mains water, electricity and drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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