

- Detached House with Five Bedrooms, Two Bathrooms and Three Reception Rooms
  - Garage, Car Port, Barn and Two Stables
  - Terraced Garden, Wooded Bank and Paddock
    - Approx. 3.7 Acres In All
- Lovely Sea Views to The Gower and Worms Head

## GENERAL AND SITUATION

Approximate Distances:

Burry Port 1.5 miles • Pembrey Country Park 3.5 miles • Llanelli 5 miles  
M4 (junction 48) 10.5 miles • Carmarthen 15 miles • Swansea 16 miles

A detached five bedroom house set in grounds of approx. 3.7 acres with various outbuildings, paddock and woodland in a desirable location with lovely coastal views towards Gower and Worms Head.

The house is understood to have been built in 1903 and is believed to have originally been a pair of coal worker's cottages. It has lovely large gardens on a steeply sloping terraced bank and the paddock is ideal for keeping horses or other livestock. There is a gate leading directly onto a bridleway which provides hacking towards Trimsaran.

The property lies a short distance from Burry Port which offers a range of local day to day services and amenities with the popular Pembrey Country Park just 3.5 miles away. There is a much wider range of shops and amenities in Llanelli town centre and further ranges close by at Carmarthen and Swansea.

## THE RESIDENCE

A detached house with oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** to the front of the house opens into the **Conservatory** which has a tiled floor and a door leading to the **Reception Hall** with a red and black tiled floor and stairs to the first floor with understairs cupboard.

There is a **Study** with a wooden floor, fireplace and an archway opening through to a **Sitting Room** which has a red and black tiled floor and an original cast iron cooking range which could date back to as far as the 1920's.

The main **Sitting / Dining Room** has a laminate floor, fireplace with log burner and glazed double doors opening out to the courtyard.

The **Kitchen** was refitted in 2020 by Wren Kitchens with a range of built-in units with worksurfaces incorporating 1½ bowl sink with drainer and mixer tap, integral dishwasher, fridge and freezer, Range cooker.

The **Utility Room** has built-in storage cupboards, stainless steel sink, plumbing for washing machine and an external half glazed door and there is a downstairs **Cloakroom** with a WC.





On the **First Floor** there are **Two Landings**, the first of which gives access to **Three Bedrooms** and a **Bathroom** fitted with a panelled bath with electric shower over, WC, wash hand basin and airing cupboard.

The second landing gives access to **Two Bedrooms** and a **Shower Room** fitted with a cubicle with electric shower, WC, wash hand basin and built-in storage cupboards.

From the first landing a flight of wooden stairs leads to a large **Loft Room** which has a low ceiling.

From the second landing a spiral staircase leads to a further **Loft Room** which has built-in storage cupboards.



### OUTSIDE, OUTBUILDINGS & LAND

The property is set at the end of a no through lane and has a parking area with space for several vehicles and a **Car Port** c. 20' x 16'4 (about 6.1m x 4.9m) with block walls, concrete base and clear plastic roof.

There is a front garden with a gravelled seating area, a coal store, vegetable garden, old brick privy and a **Garage** c. 20' x 20 (about 6.1m x 6.1m) (max) with twin timber doors.

The main garden lies behind the house on a steeply sloping terraced bank with a flight of steps leading up to areas of lawn, numerous fruit trees, a garden shed and an old chicken house.



There is a wooded area to the side within which is a **Timber Stable Yard** with **Two Loose Boxes** each c. 12' x 11'9 (about 3.6m x 3.6m)

From the top of the garden there is access across to the paddock which provides grazing pasture with areas of gorse and wildlife habitat. Within the paddock is a **Barn** c. 37'6 x 17'6 (about 11.4m x 5.3m) built of timber under a box profile roof. A gate from the paddock leads onto a bridleway.

There is some Japanese Knotweed growing at the top of the garden.



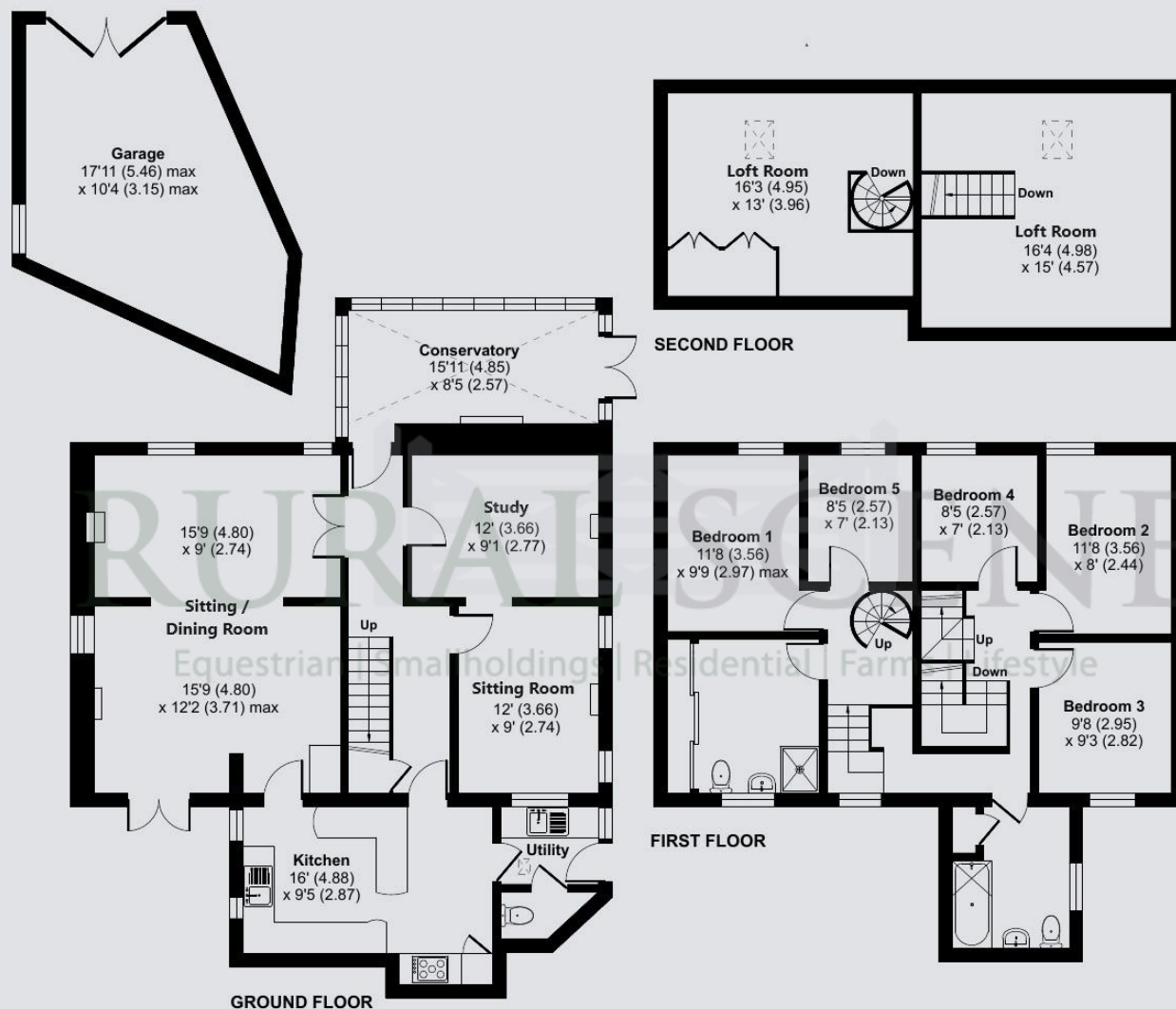
IN ALL APPROX. 3.7 ACRES  
(About 1.4 Hectares)



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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

CARMARTHENSHERE COUNTY COUNCIL  
Tel: 01267 234567

**SERVICES**

MAINS ELECTRICITY, WATER and DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** D    **COUNCIL TAX** E

**DIRECTIONS**

From Burry Port head north along Stepney Road for just under half a mile, proceed straight over the A484 into Y Graig and after about 400 yards follow the lane through a sharp right hand bend. Continue along the lane for several hundred yards, passing an old brick chimney on the right, shortly after which take the second / right hand driveway on the left opposite a passing / parking area. Follow the drive up and round to the left and Bronhuan is the last property at the end of the drive.

what3words ///iberated.moguls.laugh

**RURAL SCENE**

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