

- Bright and Spacious Detached Bungalow with Three Bedrooms and Two Bathrooms
- Large Outbuilding Providing Workshops and Art Studio
- Fabulous Gardens ● Extensive Wooded Grounds
- Approx. Seven Acres In All
- Convenient Location Less Than One Mile from Llandeilo Town Centre



GENERAL AND SITUATION

Approximate Distances:

Llandeilo Town Centre under 1 mile • Cross Hands/A48 dual carriageway 9 miles
Carmarthen 15 miles

A bright and spacious detached bungalow with three bedrooms and two bathrooms, set in fabulous grounds of approx. seven acres, with stunning gardens, beautiful woodland walk and substantial workshops/art studio, in a convenient location less than one mile from Llandeilo town centre.

The bungalow is believed to have been rebuilt on the site of a former cowshed in around 2014, with generously proportioned rooms and higher than average ceilings, creating an extremely welcoming, bright and airy home, with a high-quality, recently upgraded fitted kitchen, air-source heat pump central heating, PV solar panels and an electric car charging point. The gardens are absolutely spectacular, and the large workshop/studio has potential for many different uses.

The property lies in an extremely convenient location less than one mile from the centre of the popular market town of Llandeilo, which offers a good range of local shops and amenities. Llandeilo sits on the A40, which leads to Carmarthen, and also has a station on the Heart of Wales railway line.



THE RESIDENCE

A spacious high-quality, single storey residence recently refurbished with air-source heat pump 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** is via a **Boot Room** from which a stable style door opens into the large **Lounge**, which has a stone floor and a free-standing, circular logburner.

An opening leads through to the **Kitchen** which has recently been refitted with a range of high-quality base, wall and island units with hardwood worksurfaces, Belfast sink, integral fridge, freezer and dishwasher, Smeg range cooker with extractor hood and stone floor.

A door from the **Kitchen** leads to a **Hallway** giving access to a **Bedroom** and a **Bathroom** fitted with a panelled bath, WC and wash hand basin.

A door from the **Lounge** leads to a separate **Hallway**, giving access to a **Utility Room** fitted with a range of built-in storage cupboards, stainless steel sink and plumbing for washing machine; plus **Two Further Bedrooms**, the larger of which has a glazed external rear door and large panel window overlooking the **Courtyard**, and an **Ensuite Shower Room** fitted with a mains shower, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the road through private double gates that lead onto a brick pavier **Courtyard** providing plenty of parking and turning space. There is a large flowerbed stocked with a wide variety of Mediterranean flowers, and around to the far side there is a further garden area with a **Shed**, monkey puzzle tree and **Herb Garden**.

Log Store c. 14'9 x 9'10 (4.5m x 3m) with electric light

The fabulous gardens are a real feature of the property with lawns and an extremely wide variety of ornamental shrubs and flowers, including a Japanese garden. There is a **Greenhouse**, **Vegetable Patch** with **Raised Beds**, soft fruits and a **Garden Pond**.

Within the garden is a large **Outbuilding** providing **Workshops/Tractor Shed** and **Art Studio** with light and power supplies.

The bulk of the **Land** lies beyond the gardens in a beautiful young **Woodland Plantation**, with more than 2000 native trees including hazel, crab apple, silver birch, willow, ash and oak, as well as a number of fine large mature oak trees along the borders. The current owner maintains mown paths through the woodland, providing a beautiful walk with, in places, some lovely views over the surrounding countryside.



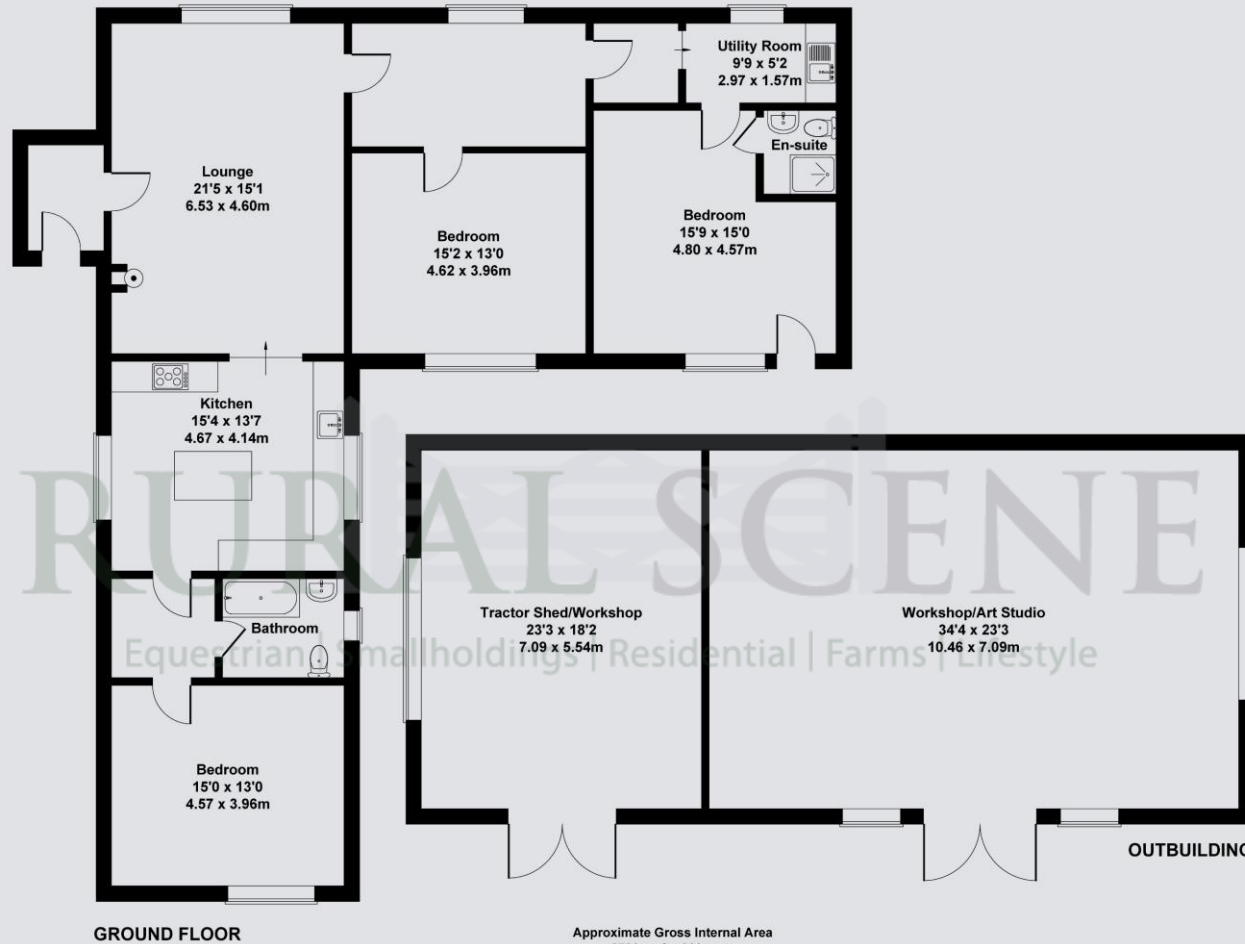
IN ALL APPROX. 7 ACRES
(About 2.8 Hectares)



RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, AIR SOURCE HEAT PUMP CENTRAL HEATING, PV SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING C

COUNCIL TAX F

DIRECTIONS

From Llandeilo take the A40 towards Llandovery and turn left onto the B4302 Talley Road. Continue for 0.25 mile and the property will be found on the left-hand side.

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Rural Scene have visited BRYN DERYN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.