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**Brynsiriol
Peniel
Carmarthen
Carmarthenshire.**

Offers In Region Of **£465,000**



- Elegant Imposing Detached 5 Bed Former Manse
- Former Coach House With Garage & Annexe Potential (STC)
- Spacious Family Sized Accommodation
- Character Original Features
- Super Far Reaching Views To Rear
- 3 Reception Rooms, Modern Kitchen & Bathroom
- Convenient Spot Only 1.5 Miles From Carmarthen Hospital
- Nicely Presented Gardens To Relax & Enjoy
- Car Parking Driveway For 3/4 Cars
- Close Proximity To Glangwili Hospital

General Description

A most imposing detached late Victorian 5 bedroom bay fronted residence, conveniently located within the popular village of Peniel commanding superb rural views, being only approx 1.5 miles from Glangwili General Hospital and Carmarthen Town. Ideally suited as a large family home offering well proportioned accommodation providing 3 reception rooms with original character features. Also included is a detached former coach house with great potential as home office. workroom. self contained annexe (stc). There are nicely presented gardens with lawns. orchard area.

EPC Rating: E41

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Peniel, Carmarthen, Carmarthenshire.

Property Description

Viewing is highly recommended to fully appreciate this nicely presented detached former 'Manse' dating back from the early 1900's having a most convenient location with delightful rural views. The residence offers characterful accommodation retaining original features including high coved ceilings, mosaic tiled flooring, sash windows, original fireplace, being ideally suited for a large family with light and airy rooms. Lovely rural views can be enjoyed to the rear of the property across beautiful open countryside with lovely presented mature gardens to enjoy and relax.

Accommodation provides Entrance Porch enjoying lovely views leading to Reception Hall, 3 Reception Rooms, modern luxury fitted Kitchen/Breakfast Room and Utility/WC. First Floor provides galleried landing with 4 double Bedrooms and one single, luxury family Shower Room.

Outside offers nicely presented level mature landscaped gardens to relax and enjoy, with lawned areas, array of shrubbery, well stocked flower beds, small orchard area with potting/store shed, ample car parking area together with useful partly converted former coach house arranged on 2 floors with excellent potential for conversion to self contained annexe, home office, workroom etc (stc).

The village has a good primary school and a regular bus route to Secondary schools, being within close proximity to both Glangwil Hospital and Carmarthen town centre which offers a good range of amenities and facilities.

Entrance Vestibule

Double glazed front entrance door, mosaic tiled flooring, lovely views across open countryside, solid entrance door to:

Reception Hall

Most spacious hallway with stairs to first floor, mosaic tiled flooring, radiator, doors to:

Living Room (17' 03" Max x 13' 0") or (5.26m Max x 3.96m)

Lovely spacious room with bay window to front, ornate timber fireplace and surround with slate hearth incorporating a log effect electric fire, window to side, radiator.

Sitting Room (17' 11" Max x 12' 05") or (5.46m Max x 3.78m)

Original marble fireplace and hearth, bay window to front with lovely views to side, radiator.

Rear Hallway

Door to under stair pantry/store area with slate shelf, doors to:

Dining Room (12' 09" x 11' 10") or (3.89m x 3.61m)

Attractive stone fireplace and surround with wood burner stove and slab hearth, double aspect windows, fitted book shelving, radiator.

Kitchen/Breakfast Room (11' 01" x 10' 06") or (3.38m x 3.20m)

Modern bespoke luxury fitted kitchen with base and wall cupboards, single drainer sink unit with mixer tap, electric cooker range with triple oven, gas hob and hotplate with chimney hood over, built in dishwasher, tiled surrounds, built in alcove cupboard, under display lighting, radiator, window to rear.

Utility Room (7' 10" x 6' 04") or (2.39m x 1.93m)

Fitted base cupboard with sink unit, plumbing for washing machine, tiled floor, rear exterior door, radiator, door to:

Separate WC (25' 3" x 6' 11") or (7.70m x 2.11m)

With WC and wash basin, window to rear.

Peniel, Carmarthen, Carmarthenshire.

First Floor Landing

Spacious landing with radiator, doors to:

Bedroom 1 (11' 07" x 11' 04") or (3.53m x 3.45m)

Double aspect windows with lovely views to side, fitted wardrobe, radiator.

Bedroom 2 (8' 03" x 7' 07") or (2.51m x 2.31m)

Window to front, radiator.

Bedroom 3 (12' 08" x 12' 0") or (3.86m x 3.66m)

Double aspect windows, radiator, fitted wardrobe.

Bedroom 4 (12' 08" x 12' 01") or (3.86m x 3.68m)

Double aspect windows, radiator, fitted wardrobes.

Bedroom 5 (12' 08" x 12' 06") or (3.86m x 3.81m)

Window to rear overlooking garden, radiator.

Shower Room (7' 09" x 6' 03") or (2.36m x 1.91m)

Modern luxury suite comprising large walk in fully tiled shower cubicle, WC, vanity unit with wash hand basin, fully tiled walling, window to rear, radiator.

Outside

A particular feature of the property is the mature landscaped gardens on offer with car parking driveway to side providing ample car parking space, leading to rear gravelled area providing further parking if required. Small landscaped garden to front with lawn, shrubbery and small patio area to rear and enjoy. Good sized mature garden to rear with lawn, well stocked flower borders, shrubbery, mature trees, greenhouse, stone pathway leading down to small orchard area with productive apple tree, shrubbery, grapevine, small potting shed of stone construction with attractive stone wall boundaries. The whole commanding superb rural views to the rear across miles of open countryside.

Former Coach House (31' 04" Max x 16' 06" Max) or (9.55m Max x 5.03m Max)

External dimensions, stone and slate construction arranged on 2 floors having been partially converted with electricity and water connected from the house, currently providing garaging and store/freezer room on the ground floor with stairwell leading up to first floor being an ideal home office/workroom etc. There is excellent potential to convert as a self contained annexe or air b&b (STC).

Broadband and Mobile phone

Broadband is available in the area, mobile phone signal varies depending on network, please contact your provider for further information.

Services

Mains electricity, water and drainage. Oil fired central heating (new boiler 2022 & oil tank 2020).

Tenure

Freehold

Council Tax

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Directions

From Carmarthen proceed on the main A485 Lampeter road and continue on for approx 2.5 miles until arriving at Peniel. Upon entering the village the property will be found further along on the right hand side.

