



Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers  
14 Offices Across South Wales

**The Former Vicarage**  
**Bryngwyn Road**  
**Dafen**  
**Llanelli**  
**SA14 8LW.**

Offers In Region Of **£399,000**



- Character Style Detached Former Vicarage
- 5 Bedrooms / 3 Reception Rooms - All Of Generous Size
- Many Original Features Inc Shutters, Fire Surrounds & Joinery
- Popular Residential Area Close To Local Amenities
- Easy Access to M4 Motorway
- Private Treelined Driveway & Ample Parking Areas
- Amazing Opportunity - First Time Ever To Be Sold
- In Need Of Full Modernisation
- Private Setting - In all Approx 0.5 Acres
- Viewing Essential To Appreciate The Space & Style Of The Property

**General Description**

A character style former vicarage, in need of sympathetic modernisation and located in a popular residential area, within walking distance of local amenities. Accommodation includes 5 bedrooms , 3 reception rooms, ample parking & spacious grounds of approx 0.5 acres. Viewing essential to appreciate the space and location of this fine property.

**EPC Rating: D59**

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](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

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

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

## The Former Vicarage, Bryngwyn Road, Dafen, Llanelli, SA14 8LW.

### Property Description

A fine example of a characterful detached former vicarage retaining many original features - Viewing essential to appreciate the space, style and private yet convenient edge of town location.

The impressive accommodation is in need of sympathetic modernisation throughout and flows over two floors comprising, entrance hall with original staircase, 3 spacious reception rooms, kitchen /breakfast room, WC, rear lobby, utility room, 5 bedrooms, family bathroom, and additional WC.

This is the first time the property has been marketed since it was built, offering a rare opportunity to acquire and create an unique family home.

The property is approached via a private tree lined driveway with extensive gardens and ample parking area plus garages, store shed and small stone outbuilding in total amounting to approx 0.5 acres.

### Entrance Hallway

With attractive Gothic style side entrance door to hall providing access to ground floor rooms plus original staircase to first floor.

### Sitting Room (14' 09" x 14' 08" Min) or (4.50m x 4.47m Min)

An impressive room with high ceiling, tiled fireplace, bay window with original shutters over looking the garden and 2 radiators.

### Study (14' 09" x 10' 07") or (4.50m x 3.23m)

With window overlooking the garden and built in cupboards.

### Dining Room (15' 08" x 14' 08") or (4.78m x 4.47m)

With tiled fireplace, high ceiling, 2 radiators, and bay window with original shutters providing views of the garden.

### Rear Hall

Providing access to the rear wing of the house

### Kitchen / Breakfast Room (14' 01" x 13' 09") or (4.29m x 4.19m)

With range of modern fitted base and wall cupboards including sink unit, built in electric oven with gas hob and hood over, tiled fireplace, radiator, window to rear, door to walk in pantry 11'5 x 3'10 with original slab shelf and quarry tiled flooring.

### W.C. (8' 05" x 3' 06") or (2.57m x 1.07m)

WC and electric radiator, door to cellar.

### Utility Room (12' 0" x 8' 09") or (3.66m x 2.67m)

Range of fitted base cupboards, gas fired boiler (not tested), sink unit, radiator, window, and door to entrance lobby with rear exterior door.

### Cellar

Ideal for storage purposes.

### First Floor Landing (29' 10" x 10' 07") or (9.09m x 3.23m)

With radiator and providing access to all first floor rooms.

### Bedroom 1 (15' 08" x 14' 09") or (4.78m x 4.50m)

Window to front with views overlooking garden, radiator and original fire surround with enclosed fireplace.

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### Bedroom 2 (14' 09" x 10' 07") or (4.50m x 3.23m)

Window to front with views overlooking garden, radiator, original fire surround and enclosed fireplace.

### Bedroom 3 (14' 09" x 14' 09") or (4.50m x 4.50m)

Window to front with views overlooking garden, radiator and built in cupboard.

### Bedroom 4 (13' 11" x 13' 09") or (4.24m x 4.19m)

Window to rear, radiator, enclosed fireplace and shower cubicle (not tested).

### Bathroom (18' 05" x 6' 02" Max) or (5.61m x 1.88m Max)

An L shaped room comprising bath with shower over and screen, WC, wash basin and radiator.

### Bedroom 5 (12' 10" x 8' 09") or (3.91m x 2.67m)

With window to rear, radiator and fitted airing cupboard.

### W.C. (7' 03" x 3' 07") or (2.21m x 1.09m)

Window to side, with WC and wash basin.

### EXTERNALLY

A particular feature of the property is the attractive grounds and gardens surrounding the house, approached via a gated tree lined driveway that sweeps to the main side entrance, and provides ample parking for several vehicles both to the front and side of the house. From here access is given to the detached stone outbuilding, two garages and store.

The large, fairly level lawned garden to the rear is fully enclosed, very private and perfect for family and entertaining. In total the property sits in approx 0.5 acres. Viewing essential to appreciate the size and setting.

### Agents Note

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.

### Broadband and Mobile phone

Ultrafast broadband is available in the area. Mobile phone signal varies depending on network, please check with your network provider for more information.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Exit the M4 motorway at J.48 and take the A4138 towards Llanelli. At the 4th roundabout, take the 3rd exit sign posted Dafen. Turn left opposite Dyfed Steels into Maesquarre Road and continue into Bryngwyn Road. The entrance to the former vicarage is on the left hand side, just past the church and opposite the sports field.

