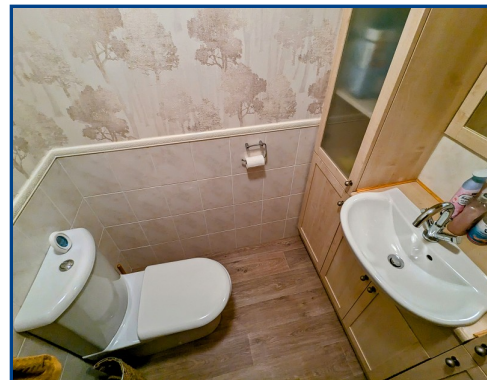
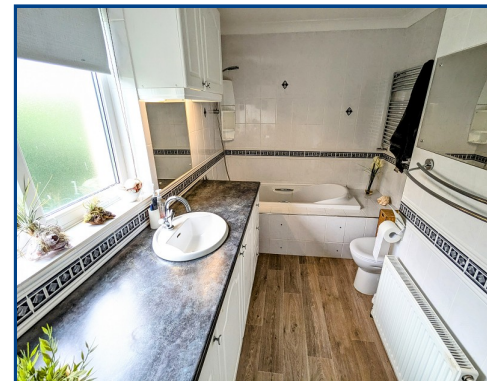
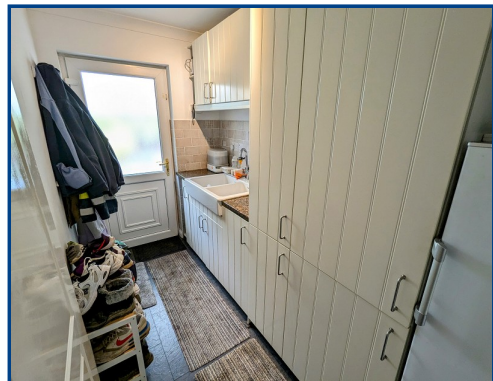




**Chartered Surveyor, Valuers,
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14 Offices Across South Wales

**Melodi
Bronwydd Arms
Carmarthen
SA33 6JA**

Offers In Region Of **£575,000**



- Executive Modern Detached 6/7 Bedroom House
- Delightful Elevated Position With Stunning Views
- **** VIEWING ESSENTIAL TO FULLY APPRECIATE****
- Approx 1.76 Acres Of Gardens & Small Paddock
- Ideal For Multi Generational Living Arranged On 3 Floors
- Private Sweeping Drive & Large Paved Forecourt
- Integral Double Garage & Ample Car Parking
- Mature Rear Garden/Covered Patio For Relaxing
- Raised Lawn Garden/Paddock Ideal For Veg Growing Etc
- Only 3 Miles To Carmarthen & Carriageway

General Description

A superior modern detached 6/7 bedroom (2 en suite) residence having a superb elevated position commanding spectacular views across the Gwili valley and surrounding countryside being only 3 miles from Carmarthen. The accommodation is arranged on 3 floors being most spacious and well presented throughout with great potential for multi generational living on all floors. Outside there is a good sized plot (1.76 acre) with large driveway leading to garage. Lawned and patio garden to rear leading out to paddock ideal for veg growing or small pony.

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

Important notice

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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**

Bronwydd Arms, Carmarthen, Carmarthenshire.

Property Description

** A large executive modern detached 6/7 bedroom house having a lovely elevated semi rural location enjoying delightful panoramic far reaching views across the Gwili valley and beyond, of which viewing is highly recommended to fully appreciate. The property is set off the main roadway and is approached up a private sweeping driveway, being only some 3 miles from Glangwili hospital, Carmarthen and the M4 connection.

The accommodation is arranged on 3 floors being ideal as one large family home or alternatively for multi generational living offering well proportioned modern accommodation including 2 large bedrooms on the second floor ideal for teenager's independence. Ground floor provides entrance porch, hallway with grand central staircase, bedroom with en suite bathroom, reception room/bedroom, utility/kitchen, rear hall leading to garage. First floor provides main living areas with living room, dining room, kitchen, utility, 2/3 bedrooms (en suite), bathroom, stairs lead up to second floor with 2 further bedrooms and shower room.

Outside there are approx. 1.76 acres of mature gardens/patio to relax and entertain, with sweeping driveway providing ample car parking/turning area, integral double garage. Raised rear garden leading through to paddock area ideal for poly tunnels, vegetable growing, children's playground or small pony.

Entrance Hall

Accessed form entrance porch with a grand hallway with attractive central staircase to first floor, under stair store cupboard, 2 radiators, rear hall to garage.

Living Room/Bedroom (15' 08" x 13' 06") or (4.78m x 4.11m)

Currently used as living room, window to front, radiator.

Utility Room/Kitchen (15' 08" x 6' 06") or (4.78m x 1.98m)

Fitted base cupboards with sink unit and mixer tap, plumbing for washing machine, oil fired boiler, radiator, fridge space.

Bedroom 1 (15' 0" x 10' 02") or (4.57m x 3.10m)

Radiator, window to front, connecting door to rear hall, door to:

Ensuite Bathroom (10' 0" x 7' 07"Max Max) or (3.05m x 2.31m Max)

Modern suite comprising bath, WC, vanity unit with wash basin, built in shower cubicle, heated towel rail, radiator.

First Floor Galleried Landing (18' 06" x 17' 04") or (5.64m x 5.28m)

A most spacious galleried landing area with 2 windows to front having super views over the Gwili valley, 3 radiators, stairs to second floor, door to Separate WC- 5'6 x 4'10 with WC and vanity unit with wash basin and bespoke store cupboards surround, heated towel rail.

Kitchen / Breakfast Room (16' 04" x 10' 09") or (4.98m x 3.28m)

Modern fitted range of base and wall cupboards with twin bowl sink unit and mixer tap, built in eye level double oven, 4 ring gas hob with hood over, fridge/freezer space, radiator, sliding door to:

Utility Room (10' 09" x 5' 06") or (3.28m x 1.68m)

Range of fitted base and wall cupboards with double bowl sink unit and mixer tap, plumbing for washing machine an dryer, double glazed door to rear patio.

Bronwydd Arms, Carmarthen, Carmarthenshire.

Dining Room (13' 01" x 9' 09") or (3.99m x 2.97m)

French double glazed doors to rear garden, window to side, radiator, double doors to:

Lounge (21' 08" Max x 19' 06") or (6.60m Max x 5.94m)

A most spacious L shaped room, double aspect windows with super views, 3 radiators.

Sitting Room / Bedroom (15' 09" x 13' 01") or (4.80m x 3.99m)

Currently used as sitting room, double aspect windows with lovely views, feature fire place, radiator.

Bedroom 2 (12' 08" x 10' 09") or (3.86m x 3.28m)

Window to rear, radiator, range of built in mirror fronted wardrobes, radiator.

Ensuite Bathroom (11' 09" x 6' 01"Max Max) or (3.58m x 1.85m Max)

Modern suite comprising sunken bath, WC, vanity unit with wash basin with work top and store cupboards and mirror over, extractor fan, fully tiled walling, heated towel rail.

Bedroom 3 (9' 03" x 8' 04") or (2.82m x 2.54m)

Window to front with delightful views, radiator.

Second Floor Landing (14' 02" Max x 11' 07") or (4.32m Max x 3.53m)

Spacious area with window to front, doors to:

Bedroom 4 (15' 08" x 15' 08") or (4.78m x 4.78m)

Velux style window, window to side, radiator.

Bedroom 5 (23' 05" x 15' 08") or (7.14m x 4.78m)

Double aspect windows, under eaves storage space, 3 radiators, door to:

Bathroom (11' 08" x 6' 04") or (3.56m x 1.93m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin in vanity unit, spot lighting, Velux style window, heated towel rail.

Outside

A particular feature of this property is the position and the extensive grounds and gardens on offer. The property is approached via a private tarmac based sweeping driveway leading up to spacious paved forecourt providing ample car parking/turning space and leading to integral double garage- with electric operated up and over doors with power and lighting, connection door to house.

Sloping front lawn garden with superb panoramic country views with side vehicle access to rear grounds. Mature rear patio garden being an ideal place to relax and enjoy with family, separate decking patio and covered area being an ideal place for a hot tub to relax and enjoy. Raised shrub garden with shrubbery, bushes, flower beds etc. Large raised lawn garden to rear leading through to adjoining small paddock ideal for children's play ground or vegetable growing/small pony. In total extending to 1.76 acres.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Tenure

Freehold

Council Tax

G

Directions

From Carmarthen proceed out on the main A484 Newcastle Emlyn road and continue on for approx. 3 miles until arriving at Bronwydd Arms. The private drive leading up to the property can be seen further on the left with sign name at the bottom.

