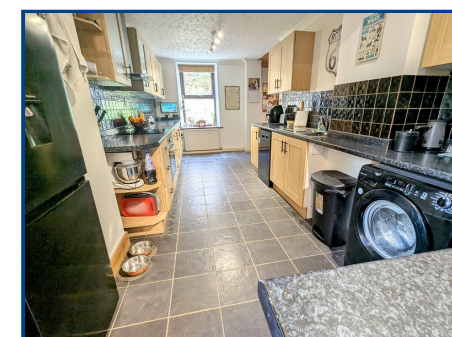
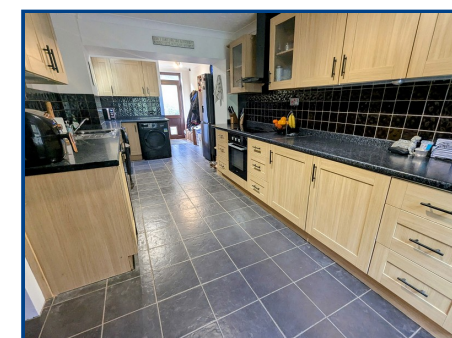


**Chartered Surveyor, Valuers,
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"Minyrafon" Trawsmawr Carmarthen SA33 6NA

Offers In Region Of **£339,950**



- Character Detached 4 Bed Period Extended Cottage
- Delightful Rural Spot & Lovely Views
- Adjoining Country Road & Picturesque Setting
- Spacious Family Sized Accommodation
- Retaining Character Features & Wood Burner Stove
- 3 Rec Rooms, Kitchen, Shower Room, 4 Beds, Bathroom
- Mature Landscaped Gardens & Car Parking
- Patio Area To Relax & The Wonderful Views On Offer
- Stream Boundary Creating An Idyllic Setting
- VIEWING RECOMMENDED!!

General Description

A character detached 4 bedroom extended period stone cottage located in lovely rural surroundings with fine country views some 4 miles from the town of Carmarthen. The property offers spacious family sized accommodation retaining character features including pitch pine doors, stone fireplace and wood burner stove. Outside there are nicely landscaped mature gardens including decking/patio to take advantage of the delightful views on offer with stream boundary.

EPC Rating: D58

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**

Trawsmawr, Carmarthen, Carmarthenshire.

Property Description

This charming detached extended country property offers high residential appeal set amidst beautiful rural surroundings adjoining a roadway, being only 5 miles from the town of Carmarthen. The property has been extended over recent years now providing spacious family sized accommodation retaining many character features including pitch pine internal doors, stone fireplace and surround with wood burner stove, timber flooring.

The spacious accommodation provides side entrance hall with 3 reception rooms including sitting and living rooms enjoying fine country views. Kitchen/breakfast room with downstairs shower room. First floor provides provides 4 bedrooms and family bathroom with super views enjoyed from the rear bedroom overlooking the garden, stream and surrounding countryside.

Outside there is car parking drive for 2 vehicles with pleasant landscaped mature gardens, raised decking/ patio area to relax and enjoy and to take advantage of the delightful views on offer. Lawn garden to side with Summer House and stream boundary having a lovely tranquil setting.

The popular town of Carmarthen is only approx. 5 miles away offering a good range of amenities and facilities including schooling, leisure centre, modern shopping centre and cinema, rail station and the M4 connection.

Side Entrance Hall

Double glazed side entrance door, doors to:

Study (9' 06" x 7' 11") or (2.90m x 2.41m)

Double glazed door to rear garden, radiator.

Living Room (14' 05" x 12' 05") or (4.39m x 3.78m)

Attractive stone fireplace and surround incorporating a wood burner stove, laminate timber flooring, radiator, open beamed ceiling, access through to:

Sitting Room (12' 03" x 11' 11") or (3.73m x 3.63m)

French double glazed doors to rear patio, lovely views enjoyed to the rear across open countryside, laminate flooring, radiator.

Kitchen / Breakfast Room (21' 03" x 8' 06") or (6.48m x 2.59m)

Spacious room with modern range of base and wall cupboards with sink unit and mixer tap, built in electric oven with ceramic hob and fitted hood over, radiator, plumbing for washing machine and dryer, tiled flooring, fridge space, access through to cloaks/ boots area with rear entrance door, and door to:

Shower Room (6' 05" x 5' 0") or (1.96m x 1.52m)

Modern suite comprising double fully tiled shower cubicle, WC, wash basin, tiled floor, radiator, fully tiled walling.

First Floor Landing

Access to loft space with folding ladder and partly boarded, doors to:

Bedroom 1 (12' 02" x 8' 09") or (3.71m x 2.67m)

Window to front, radiator, fitted wardrobes, exposed timber flooring.

Bedroom 2 (12' 03" x 9' 11" Max) or (3.73m x 3.02m Max)

Window to front, radiator, requires some completion works to one wall and will be done prior to exchange of contracts.

Bathroom (6' 06" x 5' 11") or (1.98m x 1.80m)

Modern suite comprising bath with shower over, WC, wash basin, tiled flooring, radiator.

Rear Landing

Doors to:

Bedroom 3 (11' 07" x 9' 07") or (3.53m x 2.92m)

Timber effect flooring, radiator.

Bedroom 4 (11' 10" x 8' 09") or (3.61m x 2.67m)

Radiator, window to side with delightful rural views.

Outside

Good sized mature landscaped gardens with car parking drive for two vehicles. Attractive decking/ patio area to rear being an ideal place to relax and take advantage of the super views on offer overlooking the garden, stream and surrounding countryside.

Lawn garden to side with shrubs and Summer House at bottom with stream boundary creating a delightful setting. Further stoned areas to the immediate rear providing storage space with stairs leading up to the house.

Broadband and Mobile phone

Mobile phone signal varies depending on network provider. Basic broadband is deemed to be available in the area. Please contact your network provider for more information.

Services

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

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen proceed out of town on the Henfwlch road and continue on for approx. 5 miles passing through Trevaughan and towards Bwlchnewydd. The property can be found further along on the left hand side.

