



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

Brechfa Carmarthen Carmarthenshire.

Offers In Region Of **£339,950**



- Modern Detached 3 Bedroom (En Suite) Family Home
- Popular Rural Village Location & Lovely Views
- Edge Of Brechfa Forest & Lovely Walks, Mountain Biking
- Spacious Family Sized Accommodation - ** NO CHAIN**
- Attractive Feature Vaulted Beamed Ceilings On 1st Floor
- Open Plan Kitchen/Diner, WC, Snug, Study, Bedroom & En Suite
- First Floor - Lounge, 2 Bedrooms & Family Bathroom
- Beautiful Landscaped Gardens & Decking/Patio To Relax
- Small River Boundary Creating A Lovely Setting
- Car Parking Driveway & Adjoining Garage

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.

General Description

A modern detached 3 bedroom family home located within the popular rural village of Brechfa with delightful views to rear, and renowned for it's excellent outdoor pursuits including walking, mountain biking etc. The property affords spacious family sized accommodation with open plan kitchen/dining area with down stairs bedroom and ensuite. First floor provides spacious first floor living room with attractive vaulted beamed ceilings and 2 bedrooms. Outside there is a driveway, garage and nicely presented gardens with stream boundary.

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Brechfa, Carmarthen, Carmarthenshire.

Property Description

**** NO ONWARD CHAIN **** - A superb opportunity of acquiring a nicely positioned detached family home located within the popular village of Brechfa being within close proximity to the lovely forest offering excellent outdoor pursuits including miles of walks, biking and horse riding. The village itself offers church, excellent public house/restaurant and community run shop.

The property which is of traditional construction offers spacious and roomy accommodation ideal for family living with large living room on the first floor with high vaulted beamed ceilings and French doors overlooking the garden to rear and the beautiful surrounding countryside. Ground floor offers entrance porch, cloakroom, study, downstairs bedroom and en suite facility, spacious open plan entrance lobby/kitchen and dining area leading through to sun/living room at rear with lovely views overlooking the garden. First floor provides large living room with fireplace and wood burner stove with attractive high vaulted beamed ceiling, French doors to rear with Juliet balconies taking advantage of the lovely views on offer. There are also two further bedrooms and family bathroom.

Outside there are lovely gardens to be enjoyed with car parking driveway leading to adjoining garage with small lawned area and shrubs, further rear gardens with decking/patio area to relax and enjoy with steps leading down to mature garden with lawned areas, shrubbery leading down to small river at bottom creating a lovely setting.

The beautiful surrounding area is renowned for providing some of the best walking, mountain biking and horse riding in Carmarthenshire through Brechfa Forest and the adjoining Llanllwni Mountain. The towns of Llandeilo and Carmarthen are within easy travelling distance offering a wide range of amenities and facilities.

Entrance Porch

Stable type entrance door, stained half glazed timber door to:

Open Plan Kitchen / Breakfast Room / Living Room (19' 11" Max x 16' 04" Max) or (6.07m Max x 4.98m Max)

Open plan style with entrance lobby leading through to dining area with stairs to first floor, beamed ceiling, 2 radiators, built in cupboard housing the boiler, under stair cupboard, access to:

Kitchen (9' 11" x 9' 0") or (3.02m x 2.74m)

Range of fitted base and wall cupboards, built in eye level electric oven, 4 ring electric hob with hood over, sink unit with mixer tap, dish washer, tiled walling.

Separate WC (5' 08" x 3' 11") or (1.73m x 1.19m)

With WC and wash basin, radiator.

Snug (13' 11" x 11' 0") or (4.24m x 3.35m)

Double aspect windows, relaxing room with lovely views enjoyed over rear garden and river, radiator, double glazed rear entrance door to patio area.

Study (12' 08" Max x 9' 10") or (3.86m Max x 3.00m)

Window to front, radiator.

Bedroom 1 (16' 09" x 9' 09") or (5.11m x 2.97m)

Ideal for elderly persons, window to rear, radiator, fitted wardrobe, door to:

En-Suite Shower Room (6' 09" x 2' 11") or (2.06m x 0.89m)

Suite comprising fully tiled shower cubicle, WC, wash basin, radiator.

First Floor Landing

Attractive vaulted beamed ceiling, with timber door leading to useful loft area, radiator, doors to:

Living Room (19' 11" x 16' 05") or (6.07m x 5.00m)

Spacious family room ideal for entertaining, high vaulted beamed ceiling, brick built fireplace and surround with wood burner stove, 2 Velux style windows, 2 French doors to rear with Juliet balconies enjoying lovely views.

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Bedroom 2 (13' 11" x 11' 01") or (4.24m x 3.38m)

Double aspect windows, lovely views to rear, radiator.

Bedroom 3 (20' 03" x 8' 10") or (6.17m x 2.69m)

2 Radiators, vaulted beamed ceiling, window to front, range of fitted wardrobes, door to:

Jack & Jill Bathroom (9' 06" x 6' 10"Max Max) or (2.90m x 2.08m Max)

Modern suite comprising bath, WC and wash basin, fully tiled walls, radiator, built in over stair cupboard, connecting door to landing.

Outside

The property benefits from mature well stocked gardens with a car parking driveway leading to garage - 17'3 x 10' with power and light connected. Small lawned garden to front with shrubbery. Side pathway leading to good size rear garden with decking/patio area being and ideal place to relax and enjoy the Summer BBQ's. Steps lead down to mature garden with lawn areas, well stocked flower beds, shrubbery, stoned pathways leading down to small river at the bottom forming the boundary and having a lovely idyllic setting to relax. The property benefits from lovely scenic views to the rear. Basement storage area accessed fro the rear garden.

Broadband and Mobile phone

Mobile phone signal is limited in the vicinity. Superfast broadband is available in the vicinity. Please contact your network provider for further information.

Services

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

Tenure

Freehold

Council Tax

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Directions

From the A40 at Nantgaredig take a left turning at the junction signposted Llansawel and continue along for approx. 5 miles until arriving at Brechfa. Proceed through and the property can be seen further along on the right.

