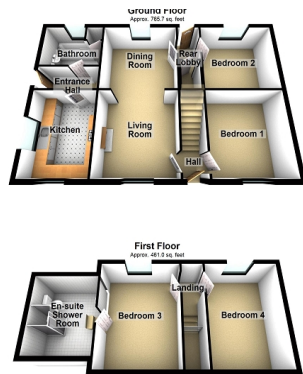
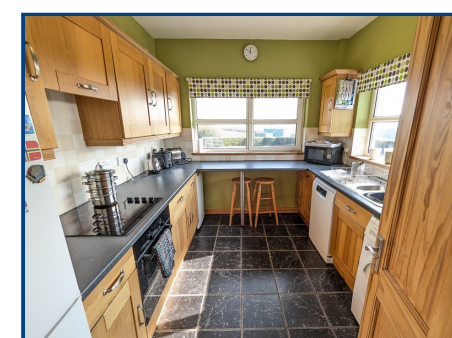




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Blaenycloed Carmarthen Carmarthenshire.

Price **£349,000**



- Superbly Positioned 4 Bedroom Country Property
- Delightful Rural Spot & Stunning Open Views
- Adjoining Quiet Country Road Yet Easily Accessible
- Dormer Style Property Ideal For Families
- Hall, Kitchen, 2 Reception Rooms, 2 Downstairs Bedrooms
- 2 First Floor Bedrooms (One With En Suite Facility)
- Extensive Lawned Gardens - 0.25 Acre Plot
- Ample Car Parking & Detached Garage/Workshop
- Ample Space For Caravans, Campers Etc
- **** VIEWING HIGHLY RECOMMENDED****

General Description

**** VIEWING RECOMMENDED TO FULLY APPRECIATE THE SPOT **** - A charming detached 4 bedroom country dormer property having a delightful rural location commanding superb panoramic views across open countryside yet being easily accessible to Carmarthen Town. The dormer property offers cosy well presented family sized accommodation enjoying great views from most rooms, with two ground floor bedrooms. Outside there are extensive landscaped mature gardens laid to lawns with ample car parking and useful detached garage/workshop.

EPC Rating: E54

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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**

Blaenyrcoed, Carmarthen, Carmarthenshire.

Property Description

A delightfully positioned detached country dormer property having a superb rural location with fantastic far reaching views across open countryside, of which viewing is highly recommended to fully appreciate. The property is easily accessible to amenities with the town of Carmarthen and the dual carriageway only 7 miles away offering a good range of amenities and facilities.

The property offers well presented family sized accommodation with great views enjoyed from most rooms, and provides side entrance hall leading to kitchen/breakfast room, downstairs bathroom, 2 reception rooms, 2 downstairs bedrooms, 2 upstairs bedrooms (one with en suite facility). There is oil fired central heating and double glazed windows throughout and is ready for immediate occupation.

Outside there are extensive grounds and gardens extending to 0.25 acre with tarmac car parking driveway with ample space for caravans, camper vans, mature lawned areas surrounding the residence offering great outside space for children, vegetable growing, dogs etc, with patio/seating area to take advantage of the wonderful views on offer. Detached garage/workshop with electric shutter door.

Side Entrance Hall

Double glazed side entrance door, tiled flooring, doors to:

Kitchen/Breakfast Room

Range of fitted base and wall cupboards with sink unit, built in electric oven with hob and hood over, double aspect windows with super views, plumbing for a dish washer and a washing machine, tiled surrounds, breakfast bar, fridge space.

Bathroom (9' 01" x 6' 04") or (2.77m x 1.93m)

Modern suite comprising with shower over, WC, wash basin, built in airing and store cupboards, tiled flooring, half tiled walling.

Living Room (11' 03" x 10' 08") or (3.43m x 3.25m)

Radiator, window to front with lovely views, access through to:

Dining Room (11' 03" x 10' 08") or (3.43m x 3.25m)

Window to rear, radiator, door to:

Rear Entrance Lobby

Rear exterior door, built in under stair cupboard.

Bedroom 1 (11' 02" x 10' 06") or (3.40m x 3.20m)

Window to rear, radiator.

Front Hall

Double glazed front entrance door, door to:

Bedroom 2 (10' 11" x 10' 07") or (3.33m x 3.23m)

Window to front with lovely views, radiator.

First Floor Landing

Doors to:

Blaenyrcoed, Carmarthen, Carmarthenshire.

Bedroom 3 (13' 08" x 10' 11") or (4.17m x 3.33m)

Double aspect windows, built in wardrobe, under eaves storage space, radiator, door to:

En-Suite Shower Room (10' 11" x 8' 07") or (3.33m x 2.62m)

Modern suite comprising tiled shower cubicle, WC, wash basin, under eaves storage space, tiled flooring.

Bedroom 4 (13' 09" x 10' 11") or (4.19m x 3.33m)

Double aspect windows with lovely views, under eaves storage space, radiator.

Outside

A particular feature of the property is the extensive grounds and gardens on offer amounting to 0.25 acre. Gated vehicle access leading into tarmac based forecourt providing ample car parking/turning areas with good space for caravans, campers trailers etc. Nicely laid out mature landscaped lawn gardens surround the residence ideal for children's playground or vegetable growing. Attractive patio/seating area to take advantage of the superb far reaching panoramic views to the front. Shrub borders with pathways and attractive timber fenced boundaries. Detached Dutch barn style garage/workshop with electric roller shutter door, separate pedestrian door to rear, power and lighting. Separate outbuilding housing the water filtration system.

Broadband and Mobile phone

Mobile phone signal varies depending on network. Superfast broadband is available in the area. Please check with your network provider for further information.

Services

Mains electricity, private water and drainage supplies, oil fired heating and double glazing.

Council Tax

E

Directions

From Carmarthen proceed out of town onto Trevaughan road and carry on for approx 5.2 miles passing through Trevaughan and take a left turning onto a small road. Proceed on this lane for approx. 1.5 miles and the property can be found on the left.

