



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



Brechfa Carmarthen Carmarthenshire.

Offers In Region Of **£325,000**



- Character Detached 3/4 Bedroom Rural Property
- Delightful Country Spot Having Peace & Quiet
- Superb Far Reaching Views Towards Brechfa Forest
- Ideal For Those Seeking The Country Lifestyle
- Nicely Presented Family Sized Accommodation
- Character Features Inc Slate Flooring & Wood Burners
- Hall, 2 Rec Rooms, Kitchen/Diner, Utility, WC, 3 Bedrooms & Bath
- Large Mature Garden Ideal For Children & Parties
- Gated Driveway & Ample Parking And Garage
- ** VIEWING ADVISED TO APPRECIATE IT'S LOCATION **



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 character detached 3 bedroom family home located amidst beautiful rural surroundings on the edge of the popular rural village of Brechfa. The property boasts delightful views to the front towards the Brechfa Forest, renowned for it's excellent outdoor pursuits including walking, mountain biking, horse riding etc. Affords well appointed and most spacious accommodation including character features with slate slab flooring and wood burner stoves. Outside are good sized mature gardens having privacy with garage and driveway.

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Property Description

A superb opportunity of acquiring a nicely positioned detached family home located on the edge of 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 offers cosy well presented family sized accommodation having been modernised over recent years retaining lovely character features including slate flag flooring and two wood burner stoves ideal for those cold winter evenings. There is part under floor heating to the ground floor with radiators to the first floor. The accommodation provides entrance hall, living room, kitchen/diner and study/office area with potential to use as fourth bedroom, utility room and WC. First floor provides 3 bedrooms with delightful far reaching views enjoyed to the front towards the Forest and beautiful surrounding countryside.

Outside there is a good sized garden extending to 0.28 acre being ideal for children and dogs, comprising of spacious mature lawn areas, shrubbery, trees, greenhouse with electricity and log store. Gated entrance leading into driveway providing excellent parking facilities, detached garage with up and over door with adjoining car port/store shed. The garden areas enjoy privacy ideal for parties and entertaining with superb views enjoyed to the front.

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 Hall

Double glazed front entrance door, radiator, slate flag flooring, under floor heating, stairs to first floor, doors to:

Living Room (18' 03" x 11' 08") or (5.56m x 3.56m)

Brick built fireplace and surround with beam mantle over incorporating a wood burner stove with tiled hearth, double aspect windows.

Kitchen / Breakfast Room (18' 02" x 12' 0"Max Max) or (5.54m x 3.66m Max)

Range of fitted pine base and wall cupboards with timber work tops, sink unit with hot water tap, cooker space with hood over, slate flag flooring, under floor heating, fireplace with wood burner stove, built in larder cupboard, under stair cupboard, doors to:

Office/Reception Room (12' 0" x 8' 07") or (3.66m x 2.62m)

Ideal office, workroom or fourth bedroom, double glazed side entrance door, radiator, window to front.

Utility Room (9' 0" x 7' 10") or (2.74m x 2.39m)

Fitted base cupboard with work top, sink unit, plumbing for washing machine and dryer, fridge space, slate flag flooring, under floor heating, double glazed rear exterior door, door to boiler room, door to:

Separate WC (4' 06" x 2' 09") or (1.37m x 0.84m)

WC, slate flag flooring.

First Floor Half Landing

Radiator with built in store cupboard with radiator, doors to:

Bedroom 1 (11' 09" x 11' 01") or (3.58m x 3.38m)

Timber flooring, radiator, window to front with glorious far reaching views, built in store cupboard.

Bedroom 2 (11' 11" x 9' 08") or (3.63m x 2.95m)

Window to front with glorious views, radiator, built in store cupboard.

Bedroom 3 (8' 07" x 6' 10") or (2.62m x 2.08m)

Timber flooring, radiator, built in cupboard.

Brechfa, Carmarthen, Carmarthenshire.

Bathroom (6' 07" x 5' 10") or (2.01m x 1.78m)

Modern luxury suite comprising bath with shower over and screen, WC, wash basin with store cupboards, fully tiled walls, heated towel rail.

Outside

The property benefits from a good sized plot amounting to 0.28 acre comprising of extensive mature lawn gardens, shrubbery, trees, seating area to take advantage of the superb far reaching views on offer, paved paths with greenhouse having electricity, log store, being ideal for children and dogs. Gated entrance with driveway providing good parking, leading to detached garage with adjoining car port/store shed.

Broadband and Mobile phone

Mobile phone signal demed to be good in the area. Broadband is available in 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 ands continue along for approx. 5 miles until arriving at Brechfa. Take a left turning at a small junction in the centre of the village (opposite modern houses) and proceed up the lane for approx. 0.2 mile and the property will b e found further up on the left.

