

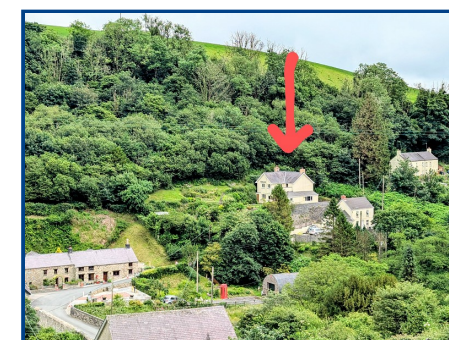
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Penybont Carmarthen Carmarthenshire.

Offers In Region Of **£375,000**



- Detached Extended 3 Bedroom Former Post Office
- Superb Rural Location & Stunning Picturesque Views
- Ideal For Those Seeking The Country Lifestyle
- Quiet Rural Community Yet Easily Accessible
- Well Presented Family Sized Accommodation
- First Floor Balcony/Terrace To Enjoy The Setting & Views
- 2 Reception Rooms & Wood Burner Stoves
- Beautiful Landscaped Gardens & Garden Sheds
- Adjoining Workshop & Conversion Potential
- ** VIEWING HIGHLY ADVISED TO FULLY APPRECIATE**



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 beautifully transformed detached 3 bedroom former post office, offering a unique opportunity for peaceful countryside living and commanding delightful far reaching picturesque views across the valley. The property has been tastefully upgraded, now providing well appointed family sized accommodation including a first floor balcony area taking advantage of the glorious views. Outside there are mature well stocked established gardens to relax and enjoy the wonderful setting. with driveway for 3 cars.

EPC Rating: E47

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Penybont, Carmarthen, Carmarthenshire.

Property Description

A superb opportunity of acquiring a delightfully positioned detached residence having a lovely tranquil setting being of considerable residential appeal, beautifully located within picturesque rural surroundings. The property is located adjoining a quiet country lane within a nice rural community being easily accessible to amenities and facilities.

The property affords well presented and proportioned family sized accommodation comprising entrance porch, entrance hallway, two reception rooms with wood burners for the cosy winter evenings, kitchen/diner, utility room leading through to shower room. First floor provides three bedrooms one with ensuite shower room, family bathroom, outside balcony/terraced area accessed from one of the bedrooms, being an ideal place to sit out and relax taking in the wonderful setting and views on offer.

Outside there are beautifully manicured established well stocked gardens on offer set over two tiers, with landscaped lawns, flower and shrub borders. Also included are two garden sheds, adjoining workshop with electricity having good potential to convert to home office etc, potting shed which adjoins the house, stoned pathways, car parking driveway with gated entrance. Viewing is highly recommended to fully appreciate the super views that are on offer.

The property is located within the small rural community of Penybont being approx. 3 miles away from a primary school and playgroup in the small village of Trelech. The bustling town of Carmarthen is 9.5 miles distance with schooling, modern shopping centre and cinema, cafes, rail station and the M4 connection.

Entrance Porch (6' 06" x 6' 05") or (1.98m x 1.96m)

Front entrance door, slate flooring, door to:

Entrance Hall (16' 08" x 6' 05") or (5.08m x 1.96m)

Slate flooring, radiator, under stair storage cupboard, stairs to first floor, doors to:

Living Room (16' 08" x 9' 10") or (5.08m x 3.00m)

Fireplace with wood burner stove and tiled hearth, timber flooring, wall lighting.

Dining Room (16' 08" x 9' 09") or (5.08m x 2.97m)

Wood burner stove with tiled hearth and flue, timber flooring, radiator.

Kitchen/Diner (14' 01" x 10' 11") or (4.29m x 3.33m)

Range of fitted base and wall cupboards, circular sink unit with drainer, gas hob with double oven and fitted hood over, tiled surrounds, quarry tiled flooring, fridge space, radiator, double aspect windows with delightful views.

Utility Room (10' 09" x 8' 10") or (3.28m x 2.69m)

Fitted base cupboards with ceramic sink unit with drainer, plumbing for dryer and washing machine, glazed door to rear garden with lovely views.

Shower Room (8' 02" x 6' 10") or (2.49m x 2.08m)

Modern suite comprising walk in shower unit with screen and electric shower attachment, vanity unit with wash basin, WC, radiator, cleaning cupboard, built in storage/airing cupboards with slatted shelving.

First Floor Landing

Access to loft space, doors to:

Bedroom 1 (16' 09" x 10' 00") or (5.11m x 3.05m)

Window to front, radiator, door to:

En-Suite Shower Room (11' 00" x 7' 05"Max Max) or (3.35m x 2.26m Max)

Modern suite comprising fully tiled shower cubicle, wash basin, WC, window to rear with lovely views, fitted airing cupboard.

Bedroom 2 (16' 05" x 8' 04") or (5.00m x 2.54m)

Two windows to front, cast iron feature fireplace, radiator, over stairs cupboard.

Bedroom 3 (10' 00" x 8' 00") or (3.05m x 2.44m)

Cast iron feature fireplace, radiator, glazed door leading out to balcony/terrace area to sit out, relax and enjoy the magnificent views on offer.

Bathroom (10' 11" x 6' 02") or (3.33m x 1.88m)

Modern suite comprising bath with electric shower over and screen, WC, wash basin, radiator, part tongue and groove timber walling, partly tiled walling, access to fully boarded loft space.

Outside

A particular feature of the property is the mature well stocked established gardens comprising front gated driveway with retaining wall providing parking for 3 vehicles. Gated access to side leading to beautiful rear gardens arranged on two tiers with mature lawn areas enjoying stunning views across open countryside, stoned garden paths with a range of flower and shrub borders. Two garden sheds and log store with garden tool shed adjoining the house. Viewing is highly recommended to fully appreciate what's on offer.

Workshop (18' 06" x 6' 00") or (5.64m x 1.83m)

Adjoining the side of the property is an useful workshop/store with power and light connected, freezer space, window to side with lovely views, having great potential to convert into a home office.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, private drainage supply, oil 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 Bwlchnewydd. Continue on a short distance and take a left turning signposted Talog and carry on this lane for approx. 2 miles until arriving at Talog. Proceed through the village and continue along for another 2.5 miles until arriving at Penybont, and the property can be found further along on the right.

