



Gwynfa Carmarthen, offers in the region of £230,000

- Recently Refurbished Throughout
- Modern Aesthetic Cottage
- Sought After Village Location
- Brand New Log Burner
- Ideal Holiday Home
- No On-going Chain
- Attractive Countryside & stunning views
- EPC Rating: C



 3  1  3



About the property

An immaculately refurbished '1859' traditional cottage, full of character & nestled deep in the heart of Llanfynydd, Carmarthenshire. Perfectly suited for buyers seeking the village life with a good community spirit. With strong historical links including a 1000 year old Church & restaurant/ public house in the same street. There is also a stream running through the village which is full of wildlife and an ideal dog walking spot.

To the rear of the home is a sizable garden laid with two grassed lawns, and a patio seating area with a fishpond & log shed. Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to three separate reception rooms with original quarry tile floors and exposed stone windows and a brand new log burner in the left reception room. There is also a generous modern 3-piece bathroom suite and recently fitted Wren Kitchen with integrated appliance. Double doors from the dining room (or 'sun-room') lead out to the garden. The first floor houses all three bedrooms, of which two are perfect double rooms, and the third ideal for a small single bedroom, nursery or study.

Internal viewings are highly recommended to truly appreciate this gorgeous village home!





Accommodation

Entrance Hallway

Living Room

15' x 8' 5" Max (4.57m x 2.57m Max)

Sitting Room

15' 1" x 9' 7" (4.60m x 2.92m)

Dining Room

10' 8" x 9' 5" (3.25m x 2.87m)

Kitchen

9' 8" x 9' 5" (2.95m x 2.87m)

Bathroom

Landing

Bedroom One

15' 9" x 9' 7" Max (4.80m x 2.92m Max)

Bedroom Two

15' 7" x 8' 7" Max (4.75m x 2.62m Max)

Bedroom Three

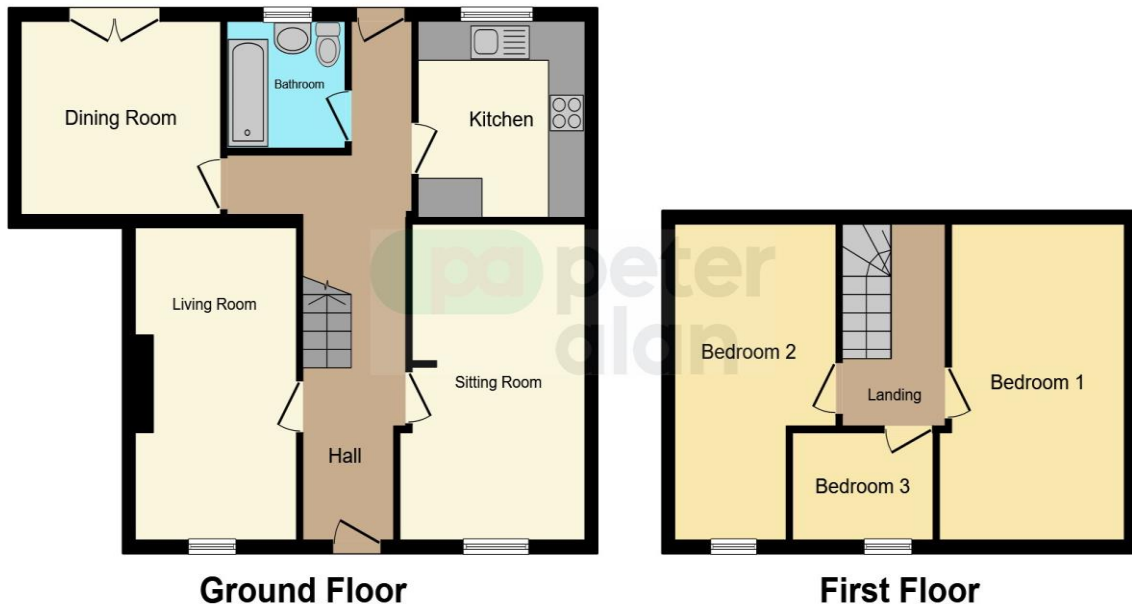
5' 2" x 7' 6" (1.57m x 2.29m)

Rear Garden

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

Floorplan



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