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

**Brynderi
Llansawel
Llandeilo
Carmarthenshire.**

Price £310,000



- Detached Fully Refurbished 3 Bedroom Bungalow
- Spacious plot
- Front Drive & Parking Area
- Stunning Japanese stroll garden to the rear
- Established herbaceous borders and seating areas
- Productive side vegetable and fruit garden
- Beautifully maintained throughout
- Peaceful village location



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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

Welcome to Brynderi- a beautifully refurbished detached bungalow that perfectly blends modern living with an enchanting outdoor retreat.

EPC Rating: D66

Tel: **01558 823 601**

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Llansawel, Llandeilo, Carmarthenshire.

Property Description

This beautifully refurbished detached bungalow offers a rare opportunity to enjoy stylish, single storey living set within stunning, professionally landscaped garden in the village of Llansawel.

Set back with its own private driveway, the property has been tastefully modernised throughout. Inside, the bright and airy interiors are ready to move into, offering spacious accommodation ideal for both down-sizers and families alike.

The true highlight of this home lies in its exceptional gardens, thoughtfully designed and lovingly maintained. Whether you're an experienced gardener or someone who appreciates natural beauty, this outdoor space offers peace and inspiration and abundance.

Brynderi is situated in the peaceful semi rural village of Llansawel on the edge of the Cothi Valley which is some 9 miles from the thriving university and market town of Lampeter, some 12 miles from Llandeilo and the county town of Carmarthen is also within easy reach. Local amenities within this village community include public houses and places of worship.

The accommodation comprises entrance hall, lounge, dining room, kitchen, shower room, 3 bedrooms and ensuite.

Entrance Door

Double Glazed door to:

Hall

With vertical radiator and coved ceiling.

Inner Hall

With coved ceiling, access to loft space and linen cupboard with slatted shelves. .

Lounge (17' 2" x 14' 7") or (5.23m x 4.45m)

With coved ceiling, two double glazed windows, TV point, wall lights and wood burning stove with tiled hearth.

Dining Room (12' 6" x 10' 5") or (3.81m x 3.17m)

With vertical radiator, patio doors and coved ceiling.

Kitchen (12' 6" x 11' 9") or (3.81m x 3.58m)

With vertical radiator, Wren white gloss wall, base and drawer units. Stainless bowl and a half sink unit with drainer and mixer tap. Neff induction hob with extractor hood over, electric eye level oven, plumbing for washing machine, double glazed door and double glazed window. Laminate floor.

Shower Room (11' 8" x 5' 9") or (3.56m x 1.75m)

Walk in shower cubicle with rainfall shower head and hand held attachment, fully tiled walls, low level wc, wash hand basin with multi draw vanity unit. Heated towel rail, shaver point and extractor fan.

Bedroom 1 (14' 6" x 12' 7") or (4.42m x 3.84m)

With radiator, window and coved ceiling.

En Suite

With fully tiled walls, double glazed window, low level WC, vanity basin and shower enclosure with mains shower and heated towel rail.

Bedroom 2 (14' 9" x 9' 4") or (4.50m x 2.84m)

With double glazed window, coved ceiling and radiator.

Bedroom 3 (11' 5" x 10' 8") or (3.48m x 3.25m)

With double glazed window, radiator and coved ceiling.

EXTERNALLY

The bungalow sits on a spacious plot with front graveled driveway and parking area. Light and electric point.

Front garden with Yew hedge, herbaceous and mixed borders. Seating area.

Wisteria arch to side with Topiary and alpine garden.

To the rear there is a Japanese stroll garden with hand made cobbled pathways.

Vegetable and fruit gardens.

Two green houses, shed, light and outside tap.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

Viewing

By appointment with the selling agents on 01558 823601.

Inner Hallway

With an airing cupboard with shelving. Access to part boarded and insulated loft space.

Services

Mains electricity and mains water. Private drainage.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo the property is located by taking the B4302 Talley Road. Continue through Talley and after approximately one mile turn left for Llansawel. Proceed to the village of Llansawel and the property will be found on the left hand side.

