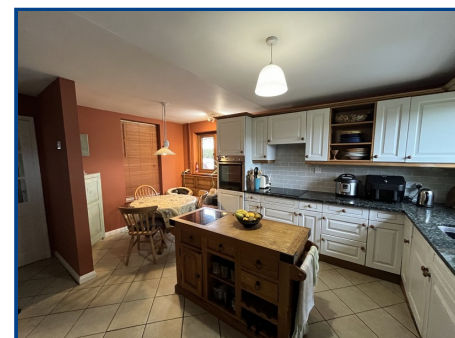




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Dolcoed  
Dryslwyn  
Carmarthen  
Carmarthenshire SA32 8RL**

**Price £550,000**



- Unique detached home in elevated position
- Four double bedrooms offering spacious, well proportioned family accommodation
- Family Bathroom, Shower Room and downstairs cloakroom
- Green Oak Sun Room with panoramic views towards Dyslwyn Castle and Paxton's Tower- an exceptional vantage point to take in the landscape
- Solar panels, air source heat pump and wood burner
- Separate workshop/ art studio offering flexible use
- Garage
- Generous south facing mature private garden
- NO ONWARD CHAIN

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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](mailto:surveys@ctf-uk.com).

#### General Description

Nestled in the heart of the Towy Valley, Dolcoed offers a rare opportunity to acquire a truly unique four bedroom detached residence enjoying some of the most picturesque views in Carmarthenshire. The property combines traditional charm with contemporary comfort featuring spacious accommodation, versatile outbuildings and a tranquil rural setting within easy reach of local amenities and the M4.

#### EPC Rating: A92

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## Dryslwyn, Carmarthen, Carmarthenshire.

### Property Description

Nestled in the heart of the Towy Valley, Dolcoed offers a rare opportunity to acquire a truly unique four bedroomed detached residence enjoying some of the most picturesque views in Carmarthenshire.

The property combines traditional charm with contemporary comfort featuring spacious accommodation, versatile outbuildings and a tranquil rural setting within easy reach of local amenities, the fantastic new Tywi Valley Path and the M4.

The welcoming entrance hall leads through to the main living areas, setting the tone for the home's warm inviting character. The comfortable living room provides an ideal space to relax, complete with a charming fireplace with wood burner and large picture windows framing the stunning countryside views. Adjacent to this is a dining room and a beautiful green oak sun room - a bright, airy space perfectly positioned to enjoy the spectacular outlook across the Towy Valley.

The kitchen/breakfast room is thoughtfully designed offering ample fitted units and workspace. The property also benefits from both a family bathroom and a separate shower room, each finished to a high standard with modern fittings and tasteful decor.

Upstairs there are four double bedrooms all filled with natural light and offering delightful views of the surrounding countryside.

Outside there is an array of attractive features. The centrally heated studio provides an ideal space for creative work, hobbies or home working whilst the garden room offers further flexibility. The raised decking area has been thoughtfully designed to make the most of the panoramic views. The surrounding south facing private garden offers a variety of seating areas, mature planting, lawned area, all enhancing the properties tranquil setting.



### Entrance Door

Double glazed with decorative glass panel.

### Entrance Hall (7' 7" x 8' 1") or (2.32m x 2.46m)

With tongue and groove panelling, oak flooring and radiator.

### Boot Room (3' 1" x 4' 6") or (0.94m x 1.36m)

With hanging rail and shelf.

### Cloakroom (4' 6" x 4' 6") or (1.38m x 1.37m)

With radiator, low level WC, wash hand basin and tiled splash back. Double glazed opaque window.

### Inner Hall

With timber panelled ceiling, under stairs cupboard.

### Kitchen/Breakfast Room (15' 11" x 11' 11") or (4.84m x 3.63m)

With wall and base units, part tiled walls, radiator, serving hatch, double glazed door and two double glazed windows. Tiled floor and window into entrance hall.

### Side Porch/ Utility area (7' 7" x 4' 0") or (2.30m x 1.23m)

With quarry tiled floor, plumbing for washing machine and appliance space with work top over, wall units, double glazed door to rear and double glazed window.

### Living Room (20' 6" x 17' 6") or (6.25m x 5.33m)

With wood burning stove, timber surround and hearth. Oak floor, three double glazed windows, panelled ceiling and stairs to first floor with open balustrade, picture rail and two large radiators.

### Office/ Hobby Room (6' 10" x 6' 9") or (2.09m x 2.05m)

With double glazed french doors and double glazed window. Laminate flooring and radiator.

### Dinning room / Lounge (12' 5" x 15' 11") or (3.78m x 4.84m)

Open fireplace with marble surround. Coved ceiling, double glazed windows and radiators. Steps down to;

### Sun Room (9' 10" x 14' 7") or (2.99m x 4.44m)

With slate floor, radiator, double glazed windows and double doors leading onto decking.

### First Floor

### Half Landing

### Landing 1

With open balustrade, radiator and picture rail.

### Bedroom 1 (15' 10" x 9' 3") or (4.82m x 2.83m)

With pine flooring, picture rail, radiator and double glazed window.

### Bedroom 2 (9' 7" x 8' 4") or (2.93m x 2.53m)

With radiator, picture rail and pine flooring.

### Inner Hall (10' 4" x 6' 0") or (3.15m x 1.83m)

With radiator, three storage cupboards with slatted shelves, one with double doors.

### Bathroom (9' 1" x 8' 2") or (2.77m x 2.48m)

Part tiled walls, double glazed window, free standing bath, low level WC, bidet and hand wash basin.

### Dressing Room/Box Room (6' 9" x 6' 8") or (2.07m x 2.03m)

Two double glazed windows and radiator.

### Bedroom 3 (15' 11" x 12' 6") or (4.86m x 3.80m)

With coved ceiling, two double glazed windows and radiator.

### Walk in wardrobe

With double glazed circular window and radiator.

### Shower Room (6' 4" x 7' 9") or (1.94m x 2.36m)

With down lights, tiled floor, part tiled walls and heated towel rail. Wash hand basin with vanity unit, low level WC, shower enclosure with electric shower.

### Inner Hall

With cupboard with pressurized water cylinder. Access to loft space.

### Bedroom 4 (12' 1" x 5' 5") or (3.68m x 1.66m)

widening to 2.79.

With radiator and double glazed windows.

### EXTERNALLY

With raised timber decking area. outside tap, air source heat pump and power point. Lawned garden with ornamental trees and fruit trees, shrubs and bushes. Summer house, currently used as a further art studio.

### Art Studio (11' 10" x 12' 5") or (3.60m x 3.79m)

With radiator, two florescent strip lights, concrete floor, two double glazed windows and door. Door into garage.

### Car port

With poly carbonate roof, wood store, outside tap, light and pedestrian door to rear.

### Garage

With double doors, concrete floor, power and light.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. 01267 234567

### Viewing Arrangements

By Appointment With The Selling Agents.

### Broadband and Mobile phone

The broadband and mobile phone signal is deemed good in this area. Please check with your provider.

### Services

Mains electricity, mains water, Private drainage and Air source heat pump

### Tenure

Freehold

### Council Tax

F

### Directions

From our office head down Rhosmaen Street and at the roundabout take the first exit onto A40, continue on the road for approximately 5 miles and take the left onto the B4297 and after 0.5 miles turn left and the property will be located at the end of road