



Bryngoleu , Llanelli, SA14 8JP

**Offers In The Region Of £420,000**

Improvable residential smallholding extending to 5.2 acres or thereabouts

Detached residence boasting a wealth of character features standing within 0.37 acres of delightful grounds

Affording 5 bedrooms and 5 reception rooms but renovation works are now required

Appealing rural setting yet very accessible to the M4 corridor

Considerable potential to create an amazing family home

EPC F

Offers would be considered for the house and grounds only (no land)

## Situation

Enjoying a rural setting on the periphery of the small village of Llannon yet benefitting from superior accessibility to the larger towns of Carmarthen (11 miles), Llanelli (6 miles) and the M4/A48 roadways. The popular village of Llannon boasts a well respected primary school whilst some 2.5 miles or so lies the larger village of Tumble which provides a range of amenities and services which cater for all day to day needs. Cross Hands provides an expanding shopping centre and lies some 3 miles from the property.

The nearby town of Llanelli offers a comprehensive array of educational, commercial and recreational facilities, including two extensive retail parks, traditional town centre market boasting a number of smaller independent shops. Hotels, theatre, cinema, hospital, rugby stadium together with numerous primary and secondary schools in both the mediums of Welsh and English to include the well regarded private school known as St Michaels for children aged 3 to 18 years of age. Llanelli is considered to be the largest town within the county of Carmarthenshire and is located on the Loughor estuary some 10.5 miles north west of Swansea and 12 miles south east of the town of Carmarthen.

An appealing location ideally suited to those looking for a rural setting yet within easy reach of the larger towns and the M4 connection at Pont Abraham.

## Directions

From the direction of Cross Hands follow the A476 passing through the village of Upper Tumble and after St Non's Church in Llannon take the next left hand turning sign posted 'Fountain Road/Hendy B4036', continue on this road until you reach a cross roads taking the left hand turning signposted 'Llwyn Teg'. Continue on this road for a mile or so and Bryngoleu will be seen on the left hand side. A location plan is attached.

What 3 Words: [///crouching.hogs.politics](http://crouching.hogs.politics)

## Description

Bryngoleu offers an improvable residential smallholding extending to 5.20 acres or thereabouts of land including a detached two storey residence of which the original part dates back to 1904, with a later extension built circa 1972 under a flat roof. Providing generous living space (five reception rooms) and five bedrooms the residence is ideally suited as a family home and the versatile accommodation could also be suitable as a B&B or similar. This delightful and characterful property does require renovation but is habitable in its current state and offers interested parties with considerable scope for improvement and would be ideally suited to those looking to embark on a sympathetic renovation project.

Standing within an additional 0.37 acres or thereabouts of grounds, we would advise that most of the grounds are located to the rear of the property. The gardens are

certainly considered a gardener's paradise and include a variety of well-established flower beds, mature shrubs, trees and bushes. But there remains scope to add your own mark to the grounds, which are ideally suited to those looking for generous outside space. A lovely addition to the property is the land which is situated the other side of the lane and extends to 5.20 acres or thereabouts which offers considerable amenity appeal but does require some improvement. A stone and slate outbuilding is located within the rear garden which would provide a lovely studio.

he property is described in more detail (with approx. dimensions only):

## Ground Floor

### Entrance Porch

Affording an attractive mosaic tiled floor and door to:

### Entrance Hallway

Attractive mosaic tiled floor, superior headroom, radiator, two built in book shelves, stairs rise to the first floor and doors lead to:

### Living Room 11' x 13'10" (3.35m x 4.22m)



Boasting a wealth of character features to include a sash bay window to the fore, parquet flooring and superior headroom. Whilst the focal point of the room is the open fireplace with wooden mantle and tiled surround, radiator and two built in book shelves.

### Snug 11' x 11' (3.35m x 3.35m)



The focal point of the room being the fireplace (wood burning stove not operational), either side of the fireplace are built in glass top display cupboards, quarry tiled floor, radiator and access to a further reception room which forms part of the extension.

### Returning to the Entrance Hallway

### Living Room 11'11" x 13'11" (3.63m x 4.24m)



Sash window to the fore, affording timber flooring, two radiators and access to:

### Kitchen 10' x 13'3" (3.05m x 4.04m)



In need of upgrading but comprising a range of base and

wall mounted units, incorporating a 'Belfast' sink, plumbing for an automatic washing machine and dishwasher. The main feature being the oil fired 'Aga' which is responsible for heating the water, quarry tiled floor, pantry, window to the side and access to:

### Living/Dining Area 26'10" x 12'3" (8.18m x 3.73m)



Part of a flat roof extension built circa 1972, a generous light and airy reception room overlooking the rear garden with exposed brick walls, panelled ceiling, large windows, radiators and patio doors lead to the garden. Access to:

### Living Room 14'1" x 15'3" (4.29m x 4.65m)



Overlooking the rear garden with radiator, tiled flooring, spiral staircase leads up to two bedrooms and shower room. 'Morso' woodburning stove (not operational), wooden panelling to the ceiling, exposed brick walls and door to:

### Former Garage - Cloak Room 9'8" x 7'7" (2.95m x 2.31m)

With W.C., wash hand basin, tiled floor, door to the side and access to:

**Former Garage - Utility Room 9'11" x 17' (3.02m x 5.18m)**



Door leads to the front of the property, incorporating a range of base units, double stainless steel sink and drainer unit, radiator, wooden panelled ceiling, part lino and parquet flooring. Offers versatile accommodation but upgrading required.

**First Floor**

Staircase leading from the entrance hallway with stained glass window to the rear.

**Landing**



A sash window overlooks the front with radiator, loft access and doors to:

**Family Bathroom 8'5" x 13'1" (2.57m x 3.99m)**



Generously proportioned affording the usual three piece suite of W.C., wash hand basin, bath with tiled surround, separate built in shower cubicle and an airing cupboard which houses the hot water cylinder. Window to the rear and radiator.

**Bedroom 1 11'14" x 12'8" (3.35m x 3.86m)**



Overlooking the fore affording an original fireplace with tiled surround, wash hand basin and radiator.

**Bedroom 2 11'5" x 12' (3.48m x 3.66m)**



Overlooking the fore including an original fireplace, vanity unit and radiator.

**Bedroom 3 11'6" x 12'3" (3.51m x 3.73m)**



Overlooking the rear with radiator and wooden wall mounted cupboards.

**Bedroom 4 13'6" x 12'6" (4.11m x 3.81m)**



With exposed brick walls, sloped wooden ceiling, radiator, window to the side and rear.

**Loft Room 28'10" x 13'4" (8.79m x 4.06m)**



A staircase prior to the bathroom leads up to the loft room with restricted headroom, including three 'Velux' windows and would be ideally suited as a storage area or a home office.

**Inner Landing**

With built in hanging space and doors to:

**Bedroom 5 10'2" x 10' (3.10m x 3.05m)**



Window and door to the flat roof of the former garage/now utility room including an older style radiator.

**The spiral staircase in the living room leads to:**

**Landing**

A door leads to the flat roof and access to:

### Shower Room 6'3" x 6'9" (1.91m x 2.06m)



Comprising a W.C., wash hand basin, radiator, shower cubicle, window to the side and loft access.

### Externally



Approached from a minor council maintained road, the front garden is bordered by a stone wall and a mature rhododendron hedge whilst a pillared entrance provides pedestrian access together with an additional gated vehicular access point which leads to the driveway. The front garden is rather low maintenance and incorporates a driveway, paving stones, flower beds and mature shrubs. Boiler shed to the side of the residence. Oil tank to the rear.

The rear garden is a true joy and incorporates established plants and shrubs which have been lovingly planted over the years and has developed into a very appealing garden. As you meander through the numerous paths a level patio provides a lovely seating area and ultimately leads to a small wooded section which is located at the rear boundary creating a very peaceful and magical setting which is a haven to wildlife. To fully appreciate the outside space an inspection is required.

### Stone Outbuilding 23'1" x 12' overall ground floor (7.04m x 3.66m overall ground floor)



Located within the rear garden, steps lead up to a loft area, whilst the ground floor comprises a generous storage area with concrete floor, full length window to the rear and window to the front. The ground floor also includes a lean-to divided into two areas which incorporates a 'Belfast' sink and a W.C with wash hand basin and door to the side. This outbuilding would be an ideal studio or large potting shed.

### Land



A plan is attached for identification purposes. Extending to 5.2 acres or thereabouts and divided into two level enclosures the land does require improvement but the potential is clear. Offering considerable environmental appeal and including areas of pasture and mature woodland bordering a small stream to one boundary only. With some good land management practices the land would be suitable for small scale livestock production.

### Services

We understand that the property has the benefit of a mains water and electricity supply and a private drainage system. The position of the septic tank is identified as an orange circle within the plan of the land. Oil fired central heating system - external boiler. Single glazed windows only.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band F (Online enquiry only)

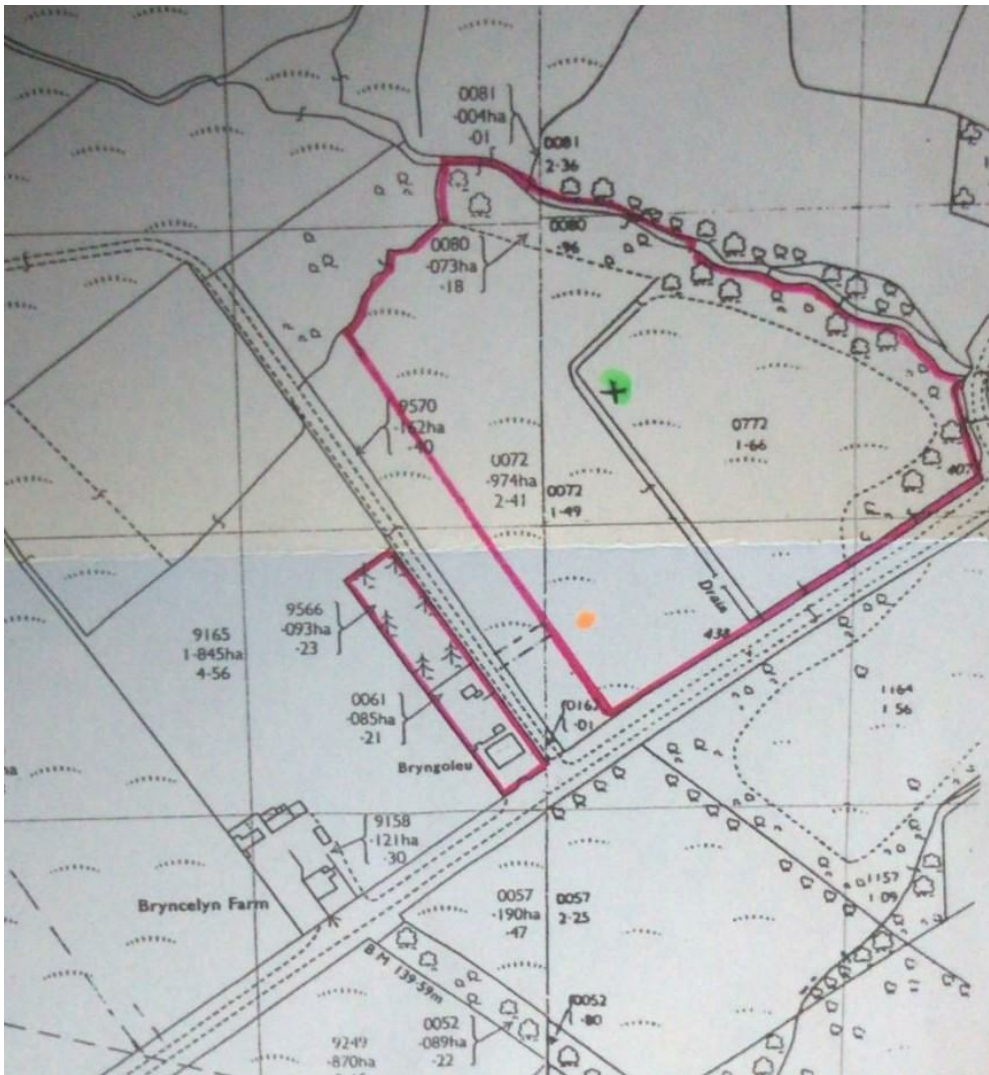
There is a grave within the land and coloured in green on the attached plan. A legal right of access will be created in favour of the family tending to the grave.

The lane between Bryngoleu and the land is under separate ownership but there is a legal right of way across the lane to the land that forms part of Bryngoleu. The same right of way will continue along the hatched line to the land.

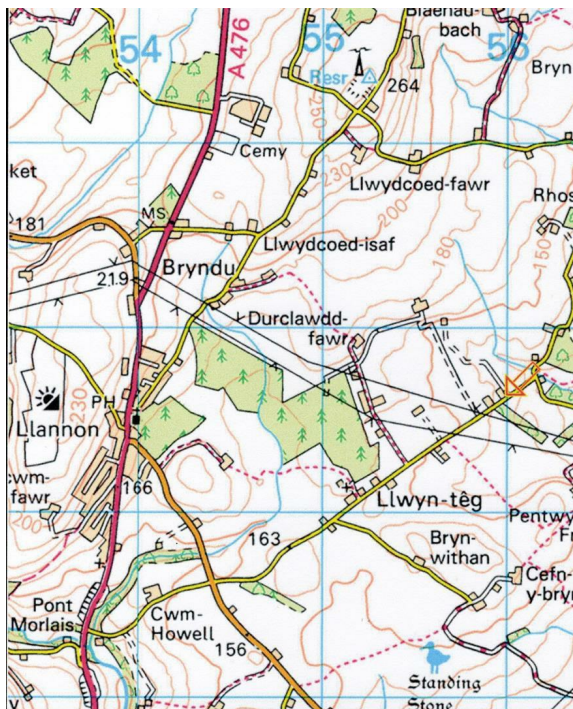
### General Remarks

The sale of Bryngoleu offers an excellent opportunity to acquire an improvable detached residence boasting a wealth of character features and 5 acres or so of land which offers considerable amenity and conservation appeal. Ideally suited to those looking to embark on a sympathetic renovation project to restore the residence to its former glory. To fully appreciate the extensive grounds, an early inspection is strongly advised. No chain. Offers would be considered for the residence and surrounding grounds only.

## Land Plan - For identification purposes only



## Location Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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