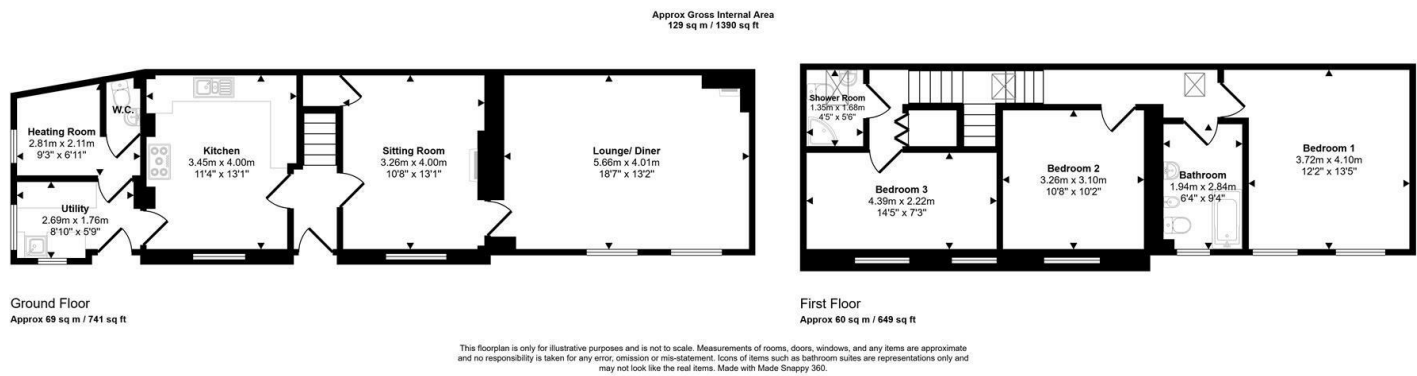
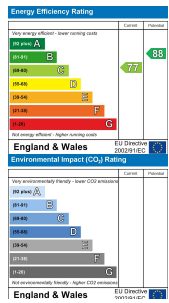




Brynhyfryd Talog, Carmarthen, SA33 6NZ

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- WELL PRESENTED
- SOUTH FACING GARDEN
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- SEMI-RURAL VILLAGE SETTING
- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- DRIVEWAY PARKING
- EPC RATING: C

Offers In Excess Of £300,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile



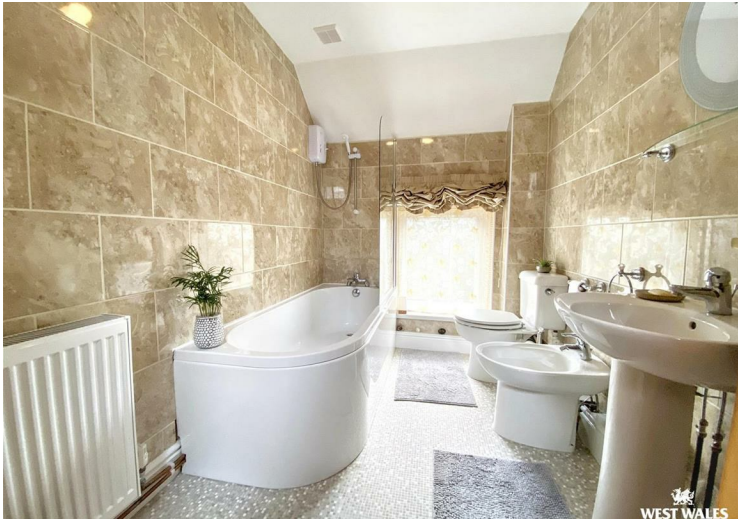


With far reaching countryside views across the valley, Brynhyfryd offers a great opportunity for those looking to embrace a village lifestyle. Located in the rural village setting of Talog, Carmarthenshire, the detached house has an abundance of charm throughout. With many lovely countryside walks right on your doorstep, viewing is highly recommended!

Upon entering the property, you are greeted by a warm and welcoming atmosphere. A fitted kitchen is supported by a separate utility room, heating room and w/c, creating a practical and functional layout for everyday use. The timeless country kitchen is fitted with solid wood worktops and features an inglenook with a Rangemaster. The ground floor also accommodates; a sitting room with an exposed fireplace with a Henley log burning stove, and a family living/dining room with Stovax log burner and patio doors opening out onto the garden. The first floor is set over a split level landing and provides; a modern family bathroom, an additional shower room, and three double bedrooms which all enjoy those lovely views. The property benefits from UPVC double glazing, an air source heat pump and solar panels.

Externally, the property offers a well maintained mature landscaped garden, which is home to variety of plants, trees and shrubs. Ideal for any keen gardener, there is also a green house and garden shed. The south facing patio area runs in front of the property and provides a great space for outside seating. Making the most of those gorgeous views, you can really envision dining al fresco during the summer months. There is also off road parking for two cars.

Talog, is a rural village situated along the River Cywyn. A friendly village that benefits from a lovely community feel and a regular bus service into Carmarthen and a post office van that visits two times a week. Carmarthen is situated just under 20 minutes drive away with schools, medical facilities and amenities.



DIRECTIONS

From our office on Dark Gate in Carmarthen. Head west on Dark Gate towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn right onto Heol Dwr/Water Street. At the traffic lights continue up Water Street. Continue onto Fountain Hall Terrace, Lime Grove Avenue, Trevaughan Road, and onto Henfwlch Road. Continue to follow road for approx 2.9 miles and then turn left for Talog. Follow the road for approx 2.2 miles all the way to Talog. Turn right and follow the road up the hill, where the property will be on the right hand side. What/Three/Words:///annotated.deny.negotiators

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.