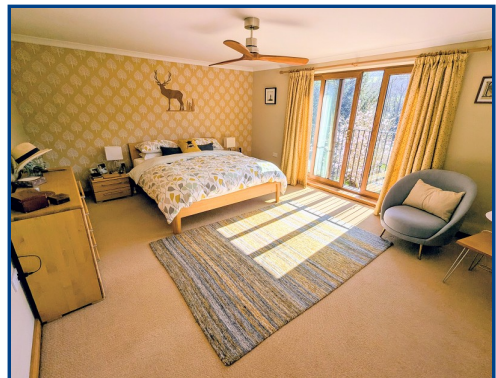


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Brechfa
Carmarthen
Carmarthenshire.**

Offers In Region Of **£399,000**



- Superb Detached 4 Bedroom Country Property
- Idyllic Rural Setting Within Stunning Brechfa Forest
- Peaceful Rural Village Location & Lovely Views
- Beautifully Presented Property & Quality Fittings
- Impressive Open Plan Kitchen/Diner/Living Ideal For Entertaining
- Four Bedrooms Including Master Principle Suite
- Generous Sized Plot & Lovely Laid Out Gardens To Relax
- River Boundary Creating A Delightful Tranquil Setting
- Excellent Outdoor Pursuits On Offer & Miles of Walking/Cycling
- Viewing Strongly Advised To Fully Appreciate

General Description

**** A SUPERB COUNTRY RETREAT LOCATED WITHIN BEAUTIFUL RURAL SURROUNDINGS **** - Glyndwr is nestled on the edge of the popular Brechfa Forest renowned for it's outdoor country pursuits, with a viewing highly recommended to fully appreciate what's on offer. The property comprises a modern detached 4 bed family home that combines character with contemporary comfort, set on a generous sized plot surrounded by beautiful Welsh countryside with river boundary having a tranquil peaceful setting.

EPC Rating: D62

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Our 12 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.

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Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Brechfa, Carmarthen, Carmarthenshire.

Property Description

Glyndwr provides prospective purchasers with a unique opportunity of acquiring a superb country residence of high appeal, which combines timeless character with contemporary comfort. The property benefits from modern comfort with high quality fittings throughout being ready for immediate occupation and ideally suited for a large family, with potential for multi generational living.

Having a lovely peaceful setting surrounded by nature in the heart of Welsh countryside the property is beautifully presented with delightful views to the rear overlooking the meandering river Marlais and open countryside.

The well proportioned family sized accommodation provides an ideal combination of space, warmth and style with entrance hallway leading through to Utility, reception room/study, impressive open plan kitchen/dining/living area ideal for family gatherings/entertaining, spacious lounge with log burner stove. First floor provides luxury family bathroom, four bedrooms including large master bedroom principal suite with Juliet balcony, dressing room, ante room and en suite bathroom.

Outside there are generous sized grounds and landscaped gardens with ample car parking area to the front of the property with shrubbery, colourful flowers offering a lovely welcome to this charming home. Beautifully set out mature gardens to rear with multiple seating/patio areas to sit out and relax, raised beds, productive vegetable garden, bisected by sloping pathways leading down to lawn garden with useful tool shed/garden store. There is a river boundary at the bottom creating an idyllic tranquil setting having peace and quiet ideal for relaxation and wildlife watching.

The property is peacefully located in the popular friendly village of Brechfa offering local produce, welcoming village pub/restaurant, village hall with ample social activities. The surrounding Brechfa Forest offers excellent outdoor country pursuits including miles of walking and cycling trails with the town of Carmarthen being some 20 minutes drive away offering a wide range of amenities and facilities.

Entrance Hall

Front entrance door, tiled flooring, stairs to first floor, built in airing cupboard, doors to:

Reception Room/Study (15' 03" x 11' 11") or (4.65m x 3.63m)

Currently used as study being ideal as TV room or downstairs bedroom.

Utility Room (10' 02" x 5' 03") or (3.10m x 1.60m)

Range of fitted cupboards with sink unit, tiled flooring, plumbing for washing machine and dryer, door to:

Cloak Room (6' 07" x 2' 10") or (2.01m x 0.86m)

Modern suite comprising WC and wash basin, tiled floor, heated towel rail.

Open Plan Kitchen / Dining / Sitting Room (24' 11" x 17' 04") or (7.59m x 5.28m)

A most spacious dual aspect kitchen ideal for dining and family parties, designed for modern day living. Comprising a stunning bespoke fitted kitchen with a range of base and wall cupboards with granite worktops, Belfast sink unit, contemporary fittings including double fridge/freezer, integrated appliances including dishwasher, electric cooker range, induction hob with fitted hood over, pull out fridge drawers, tiled flooring, 2 radiators, fridge space, spot lighting, large window to rear taking advantage of the lovely views on offer, French doors leading out to landscaped outdoor terrace being an ideal place to sit out and relax.

Living Room (17' 11" x 16' 05") or (5.46m x 5.00m)

Most attractive and spacious room with cosy inglenook fireplace incorporating an wood burner stove ideal for those chilly winter nights, oak flooring, patio doors to rear garden being perfect for both entertaining and relaxation.

First Floor Landing

Oak staircase leading to spacious landing area with access to loft space being fully insulated and boarded with good storage space, doors to:

Ante Room (11' 06" Max x 10' 05") or (3.51m Max x 3.18m)

Two Velux style windows, radiator, window to rear.

Master Suite Bedroom (16' 11" x 13' 11") or (5.16m x 4.24m)

Most spacious bedroom offering great space with Juliet balcony to rear with stunning views overlooking garden and the peaceful Welsh countryside, dual aspect windows.

Dressing Room (9' 07" x 6' 0") or (2.92m x 1.83m)

Range of fitted cupboards, door to:

En-Suite Bathroom (9' 06" x 3' 10") or (2.90m x 1.17m)

Modern suite fully tiled shower cubicle, WC and wash basin, fitted wall store cupboard, tiled floor, heated towel rail.

Bedroom 2 (14' 07" Max x 10' 10") or (4.45m Max x 3.30m)

Window to rear with delightful views, radiator.

Bedroom 3 (15' 07" x 12' 05" Max) or (4.75m x 3.78m Max)

Two windows to front, radiator.

Bedroom 4 (12' 02" x 11' 08") or (3.71m x 3.56m)

Double aspect windows, radiator.

Bathroom (14' 07" Max x 6' 05") or (4.45m Max x 1.96m)

Modern luxury suite comprising roller top free standing bath with claw feet, fully tiled shower cubicle, Vanity unit with wash basin and touch screen mirror over, fully tiled walls, tiled floor, heated towel rail, spot lighting.

Outside

The property is set within its own beautifully presented grounds and gardens with ample car parking to front of residence with timber entrance porch giving a lovely warm welcome. Beautifully landscaped tranquil gardens to rear with gently sloping meandering paths, multiple seating/patio areas to relax and enjoy, raised beds and vegetable garden. Useful tool/garden shed with power connected. Lawned area leading down to river boundary at the bottom creating a delightful tranquil peaceful setting, ideal for relaxing and wildlife watching. There are wonderful scenic views to be enjoyed being an ideal country retreat of which viewing is highly recommended to fully appreciate what's on offer in this much sought after part of the World.

Services

Mains electricity, mains water, mains drainage, electric heating, fast fibre broadband.

Tenure

Freehold

Council Tax

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Directions

From the A40 at Nantgaredig take a left turning at the junction signposted Llansawel and continue along for approx. 5 miles until arriving at Brechfa. Proceed through the village and the property can be found further along on the right.

