



Bronyglyn, Gwynfe, Llangadog, SA19 9RH

Offers In Region Of £399,950



Calow Evans  
Estate Agents

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## Bronyglyn, Gwynfe, Llangadog, SA19 9RH

This charming period three bedroom property is full of character and individuality, boasting a wealth of original features and quirky details that combine to create a warm and inviting home. Rich in charm the accommodation reflects its heritage with an abundance of period features offering a unique blend of historic appeal and comfortable living. The property is complemented by beautifully landscaped gardens enjoying lovely views to the rear. Beyond the formal gardens the property benefits from an additional 8.962 acres of land (tbc) comprising an appealing mix of woodland, grazing areas and natural habitat, making this a truly special country property.





### **Side Entrance Hallway:**

Approached via a side entrance door, quarry tiled floor.

### **Cloakroom:**

Double glazed obscure window to side elevation, WC, pedestal wash hand basin, walls tiled to ceiling, tiled floor, built in cupboard.

### **Kitchen/Dining Room:**

7.95m x 4.75m (26'1" x 8'1"/15'7")  
Double glazed window and double glazed patio doors to rear , two double glazed windows to side , part quarry tiled floor and oak flooring, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, electric hob and oven with extractor fan over, integrated washer/dryer, dishwasher and fridge, feature part exposed stone wall, timbers to ceiling, wooden door to conservatory, Economy 7 storage heater.





### Lounge:

6.15m x 4.37m (20'2" x 14'4")

Double glazed window to front, double doors to conservatory, stairs to first floor, beams to ceiling, feature fireplace and multi fuel fire, opening to sitting room, Economy 7 storage heater.

### Sitting Room:

6.1m x 3.43m (20'0" x 7'8"/11'3")

Two double glazed windows to side, double glazed window to front, feature fireplace and multi fuel fire, beams to ceiling, Economy 7 storage heater.

### Conservatory:

3.73m x 2.39m (12'3" x 7'10")

Double glazed patio doors opening to garden, tiled floor.



### First Floor Landing:

Double glazed window to rear with views, entrance to loft, Economy 7 storage heater.

### Bedroom One:

3.71m x 3.25m (12'2" x 7'10"/10'8")

Two double glazed windows to front, built in cupboard, airing cupboard housing hot water tank, stairs to attic room, understairs storage cupboard.

### Bedroom Two:

3.25m x 3.15m (10'8" x 8'10"/10'4")

Double glazed window to front.



### Bedroom Three:

2.74m x 2.13m (9'0" x 7'0")

Double glazed window to rear.

### Bathroom:

2.67m x 1.45m (8'9" x 4'9")

Double glazed window to rear, suite comprises panelled bath, WC, pedestal wash hand basin, corner shower enclosure, walls tiled to ceiling.

### Attic Room:

6.81m x 3.25m (22'4" x 10'8")

Two Velux windows to rear.



### Externally:

The property stands in just under one-third of an acre of a mature well kept garden mainly laid to lawn and richly layered and harmonious outdoor space where established trees, flowering shrubs and abundant blooms combine to create beauty, structure and year-round interest. The mature planting creates depth and privacy, while winding pathways and well-defined beds lead the eye through the landscape. Together the abundance of flowers, trees and shrubs create a tranquil and inviting setting, making it an attractive and enjoyable space throughout the year. In addition a gated entrance provides secure off road parking, workshop with power and lighting and a summerhouse all enjoying beautiful views to the rear.

### Land:

The land lies on the opposite side of the road

### Tenure:

Freehold.

### Council Tax:

E.

### Broadband/Mobile Phone Coverage:

There is basic broadband and mobile phone coverage in the area.

### Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.







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