



The Brambles, Blaenwaun, SA34 0JD

Offers in Region of £349,950

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The Brambles

Blaenwaun, Whitland

An impressive five bedroom detached dormer bungalow, pleasantly situated in a charming small village surrounded by beautiful rural scenery. This property offers spacious and well presented accommodation that is sure to appeal to families looking for room to grow or couples seeking a generous amount of living space. Upon entering, you are greeted by a welcoming hallway that leads you into the heart of the home, where the layout has been thoughtfully designed to maximise comfort and flexibility. The expansive living areas are filled with natural light, creating a warm and inviting atmosphere throughout. The modern kitchen is both stylish and functional, offering plenty of storage and worktop space for cooking and entertaining. Each of the five bedrooms is generously sized, providing ample room for family members or guests, while the dormer design adds character and charm to the upper floor. The family bathrooms and master En-suite are well appointed, and there is ample storage space. This home also benefits from an integral garage and a private driveway, ensuring plenty of parking. Whether you are looking to settle down in a tranquil rural setting or need a versatile property that can adapt to your changing needs, this property ticks all the boxes. The peaceful location offers a true sense of community and country living, yet you are never far from essential amenities and transport links. With its combination of generous accommodation, attractive views, village location and level gardens, this property presents an excellent opportunity for those wanting a spacious, comfortable and stylish home to enjoy for years to come.



Situation

The property is situated in the small country village of Blaenwaun, which has a local friendly pub within walking distance from the property. The village is approximately 8 miles from St Clears town, 14 miles from Carmarthen town, 10 miles from of Newcastle Emlyn town, 15 miles of Cardigan town and 14 miles from Narberth town, meaning all the neighbouring towns of the area are within a comfortable short drive. Near by villages such as Crymych offer good basic shopping, excellent schooling, leisure facilities and village amenities. The area around Blaenwaun is predominantly agricultural with rolling fields and beautiful countryside, being a wonderful setting to bring up a family or enjoy early retirement.

Accommodation

Double glazed front door opens into:

Entrance

Double glazed window to front, wood laminate flooring, opening leads through to Dining room, doors open to:

Integral Garage

Electric up and over garage door to front, double glazed windows, power and lighting, hot water cylinder.

Utility

Fitted wall and base storage units, worksurface, single drainer one and a half bowl sink, tiled splash backs, plumbing for washing machine, external double glazed frosted door to side.

Bedroom 4

Double glazed window to side.

Dining Room

Double glazed windows to front and rear, stairs rise to first floor, wood laminate floor, doors open to:

Kitchen / Diner

Fitted with a range of wall and base storage units with worktops over, gas fired range cooker, extractor hood over, tiled splash backs, eye-level fitted oven, Belfast sink, integrated fridge, double glazed window to front, dining area with double glazed external French doors to side garden and double glazed window to front, fitted dresser unit.

Living Room

Impressive slate tiled fireplace with woodburning stove, external double glazed French doors to rear and double glazed window, wood laminate flooring.

Bedroom 5

Double glazed window to rear, wood laminate flooring.

Bathroom

Fully tiled walls and floor, corner bath tub, corner shower cubical, W.C, wall hung wash hand basin, double glazed window to side.

First Floor Landing

Access to loft space, radiator, doors open to:

Bedroom 3

Double glazed dormer window to rear enjoying country views, radiator, door to walk-in wardrobe/storage room.

Bedroom 2

Double glazed dormer window to side and double glazed window to front, radiator.

Bathroom

Fully timed walls, walk-in large shower enclosure, W.C, pedestal wash hand basin, radiator, built in storage cupboard, Velux roof window.

Bedroom 1

Double glazed dormer window to rear enjoying country views, built in sliding wardrobes/storage, walk-in wardrobe, door to:

En Suite

Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, part tiled walls, frosted double glazed window to side.

Externally

To the front of the property there is a good sized driveway providing ample off road parking and turning space. To the sides and rear are well kept level garden areas, mainly laid to lawn, with a decked seating area, storage shed and area housing the Air Source heat pump servicing the domestic hot water and central heating.

Services

Heating Source: Air Source Heat Pump. The ground floor enjoys underfloor heating and the upstairs has conventional radiators.

Electric: Mains & Solar

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: TBC

EPC: TBC

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///spouse.deed.sweeten

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Reception

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti-Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.















Floor 0



Floor 1





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