

Terry Thomas & Co

ESTATE AGENTS



Bronllwyn

Cynwyl Elfed, Carmarthen, SA33 6UH

Charming Country Home with Panoramic Views set in approximately 0.21 acres, this distinctive home occupies an elevated position with stunning countryside views. The spacious accommodation comprises four bedrooms and three bathrooms, while retaining period features and character throughout. Most rooms are double aspect, enjoying fantastic countryside views.

Approached via a private track and double-pillared entrance, the property provides ample parking, turning space, and a detached garage. The beautifully landscaped gardens feature a vegetable plot, greenhouse, and mature shrubs, with pathways throughout and open countryside adjoining the property—perfect for enjoying peaceful rural living.

Offers in the region of £450,000

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The property is accessed via a consolidated track leading to a double-pillared open entrance and a tarmac hard standing that provides parking and turning space. The house, set beneath a duo-pitched slate roof, sits in an elevated position enjoying panoramic views across the surrounding countryside.

Entrance Porch

The property is entered through a uPVC double-glazed entrance porch with windows to three sides and a black and cream chequered tiled floor. An original stained glass entrance door leads into the main hallway.

Hallway

The hallway features an attractive mosaic quarry tiled floor, decorative Art Nouveau style wall detailing and a dog-leg staircase rising to the first floor. Original stripped and waxed internal doors provide access to the principal reception rooms and the kitchen dining family room.

Sitting Room

12'0" x 12'7" extending to 13'1" in bay (3.67m x 3.85m extending to 4m in bay)
The sitting room features a bay window fitted with uPVC double-glazed Victorian-style sash windows, built-in cupboards with shelving above, an additional side window and radiators with thermostatic controls.

Lounge

16'6" x 10'11" (5.04m x 3.33m)
The lounge benefits from a bay window fitted with Victorian-style sash windows. The room centres around a feature Victorian fireplace with a stripped and waxed fire surround, cast iron inset with tiled side plates and a slate hearth. There are built-in display cupboards and shelving within recesses on either side of the fireplace, together with radiators and a rear window.

Open plan Kitchen, Dining and Family Room

23'9" x 9'3" extending to 12'11" (7.25m x 2.84m extending to 3.96m)

The family area has quarry tiled flooring, LED down-lighting and a uPVC double-glazed door leading out to the rear courtyard and gardens, with glazed side panels featuring a Georgian bar effect. The kitchen area is fitted with a range of handmade base and eye-level units with country pine door and drawer fronts and granite-effect work surfaces over. There is a stainless steel sink unit, tiled splash backs between the base and wall units and plumbing for a dishwasher. A Stanley oil-fired range cooker provides cooking facilities as well as serving the central heating system and domestic hot water. The kitchen area also features terracotta tiled flooring, LED

down-lighting and a built-in bench seat positioned beneath rear-facing windows with Georgian bar detailing. Door through to utility room.

Utility Room

8'9" x 6'5" (2.67m x 1.98m)
Fitted with base units with country pine doors and a marble-effect work surface incorporating a stainless steel sink. There is plumbing for a washing machine, space for a tumble dryer, a terracotta tiled floor, radiator, extractor fan and a uPVC double-glazed side entrance door. Door into Cloakroom.

Cloakroom/WC

From the utility room there is access to a cloakroom with a close-coupled economy flush WC and a pedestal wash hand basin with tiled splashback, together with a uPVC double-glazed window and extractor fan.

Walk-in Pantry

10'0" x 9'3" narrowing to 4'1" (3.07m x 2.84 narrowing to 1.27m)
A walk-in pantry and coats or boots room with fitted larder cupboards, drawers and eye-level cupboards, together with fitted shelving, a quarry tiled floor and a rear window. L-shaped room.

First Floor

The first floor is approached via the staircase to a spacious gallery landing with windows to the side and rear, radiator, access to the loft space and an airing cupboard housing a pre-lagged copper hot water cylinder with immersion heater. From the inner landing there is access to bedroom three, bedroom four and a shower room.

Front Bedroom 1

12'0" x 11'10" (3.68m x 3.61m)
Featuring two uPVC double-glazed Victorian-style sash windows overlooking the countryside and a radiator.

Front Bedroom 2

12'1" x 11'10" (3.70m x 3.61m)
Benefiting from two uPVC double-glazed windows with countryside views, a radiator and a built-in cupboard with storage above.

Family Bathroom

9'0" x 5'6" (2.75m x 1.69m)
Panelled bath, pedestal wash hand basin and a bi-folding shower screen with chrome mixer shower and rain shower head above the bath. The room has part-tiled walls, a radiator and a rear uPVC window.

Separate WC

A separate WC with a low-level WC, wall-mounted wash basin with stainless steel splash-back and a rear uPVC window.

Bedroom 3

16'8" x 8'11" (5.09m x 2.72m)
Positioned to the rear and featuring two rear-facing uPVC windows, a radiator and built-in storage including a double wardrobe with louvered doors, a single wardrobe and an additional cupboard above.

Bedroom 4

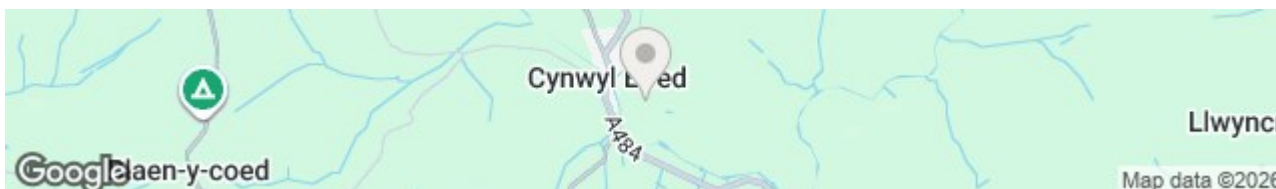
8'9" x 11'4" (2.67m x 3.47m)
Double-aspect room with uPVC windows to the front and side providing extensive rural views. The room also includes a radiator.

Shower Room

The shower room is fitted with a three-piece suite comprising a pedestal wash hand basin, close-coupled WC and a corner shower enclosure fitted with a Galaxy Aqua power shower. The room has part-tiled walls, an extractor fan and a side uPVC window.

Externally

20'10" x 16'3" (6.36m x 4.97m)
A detached double garage which is cavity built The garage is fitted with two up-and-over doors to the front and is set beneath a pitched slate roof. There are two double-glazed Velux windows to the side, together with power and lighting. Set in approximately 0.21 acres of grounds. The landscaped gardens feature a rear pathway and a stepped path leading to the main garden area, which includes a vegetable plot, greenhouse, and a variety of established shrubs and mature planting, with the grounds adjoining open countryside.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains Electricity, Water and Private Drainage.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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