

POLLY POWELL
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Offers Around **£290,000**

Bryncaerau

Trimsaran

A Home That Gives You Options

3-Bed Detached with Building Plot - Outline planning for 2 Bed Bungalow.



Not Just a House. A Plan

Looking for a way to keep family close without giving up your own space?

This 3-bedroom detached home offers something rarely available—a building plot with outline planning for a two-bedroom bungalow, positioned at the end of the garden and designed to work properly.

With its own driveway access, the future bungalow can sit independently, while the main house keeps its own parking, space, and a substantial garden.

So you're not compromising...
you're creating options.

Features

3 Bedrooms

No Chain

Building Plot (Outline Planning 2bed bungalow)

Extensive Parking Area

2 Separate Reception Rooms

2 Garages, Shed, Greenhouse

Utility Room + Outside WC

Kitchen/Diner Layout

15 Minutes to the Coast



The Living Space

The Heart of the Home

Step inside and the layout is simple, practical, and designed for everyday life. The front lounge offers a calm, separate space to unwind, away from the busier areas of the home.

To the rear, the property opens into a kitchen/diner—the natural hub where everything happens.

With a log burner adding warmth and character, it's a space that works just as well for quiet mornings as it does for family gatherings.

A second reception room gives you flexibility—currently used as a craft/living space, but ideal as a snug, home office or playroom. Just off the kitchen, a separate utility space keeps the practical side of life tucked away, helping maintain a clean and functional main living area.





Upstairs

Inside, the home is practical and easy to live in.

Upstairs, the layout continues to work in a straightforward, practical way. Three bedrooms offer flexibility depending on your needs. The main bedroom provides a comfortable retreat, while bedroom two is currently arranged as a guest room—ideal for visiting family.

Bedroom three is set up as a child's room, showing how easily the space adapts for growing families or changing lifestyles.

A modern shower room serves all three bedrooms, designed for convenience and everyday use.



More Than Just a Garden

Designed to be enjoyed now—while still working seamlessly if you build later.

A large, level garden stretches out behind the property, offering plenty of room for everyday life—whether that’s children playing, entertaining friends, or simply having space to enjoy.

With open fields to the rear, the setting feels private and open, rather than overlooked or enclosed.

- Two garages providing storage, workshop space, or potential for hobbies
- A greenhouse and shed—ideal for anyone wanting to grow or maintain the garden
- An outside WC, adding practicality for day-to-day use or time spent outdoors

There’s space to enjoy now... and it still works if you choose to build.



This garden opens up real possibilities:

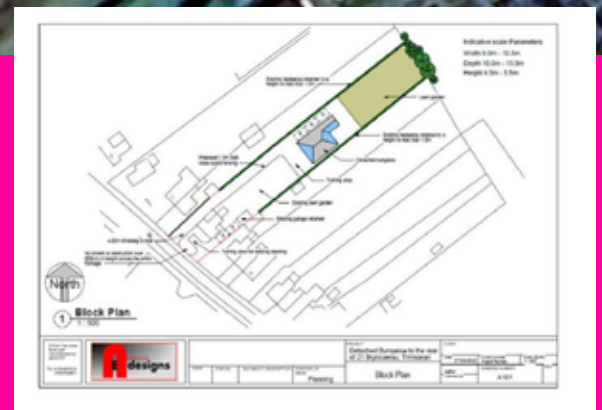
- A home for parents—close by, but with their own front door
- A first home for older children
- A long-term family setup that evolves with you
- Or future development when the time is right.



**Outline Planning
Already in Place**

This property benefits from outline planning permission for a two-bedroom bungalow, positioned at the end of the garden—creating a setup that works in real life, not just on paper.

- The layout has been carefully considered:
- The proposed bungalow can have its own separate driveway access
- The existing house retains its own parking, access, and a substantial garden
- Both properties can function independently—without compromise
- This isn't a tight plot or a squeezed-in idea—it's a practical, long-term solution.



Planning Information

Outline planning reference: PL/05104

Full details can be viewed via the Carmarthenshire County Council planning portal.



**The groundwork is already there,
you just decide when to use it.**

Ground Floor

Entrance Porch

A practical entry space—ideal for coats, shoes and keeping the rest of the home organised.

Lounge (4.69m x 4.28m)

A generous front-facing living room—perfect for relaxing away from the main hub of the home.

Kitchen / Dining Room

Dining Area: 3.85m x 3.24m

Kitchen Area: 1.96m x 4.06m

An open-plan kitchen/diner forming the heart of the home—complete with a log burner, creating a warm and social space.

Reception Room 2 (4.31m x 2.55m)

A flexible second reception room—currently used as a craft/living space, ideal as a snug, home office or playroom.

Utility Space (1.59m x 1.54m)

A separate utility area—keeping laundry and day-to-day tasks out of the main living space.

First Floor

Bedroom 1 (4.29m x 3.07m)

A well-proportioned main bedroom—offering a comfortable and quiet retreat.

Bedroom 2 (4.27m x 2.61m)

Currently set up as a guest room—ideal for visitors or adaptable for family use.

Bedroom 3 (2.19m x 3.85m)

Currently arranged as a child's bedroom—perfect for growing families or a home office.

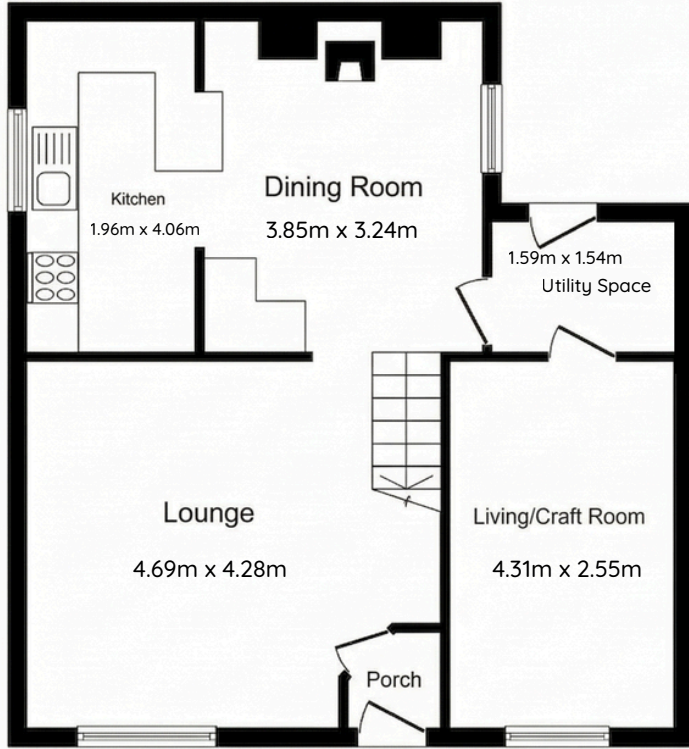
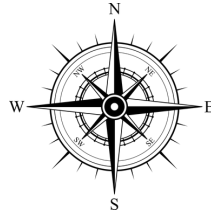
Shower Room (1.22m x 3.72m)

A modern walk-in shower room—practical and well-suited to busy daily routines.

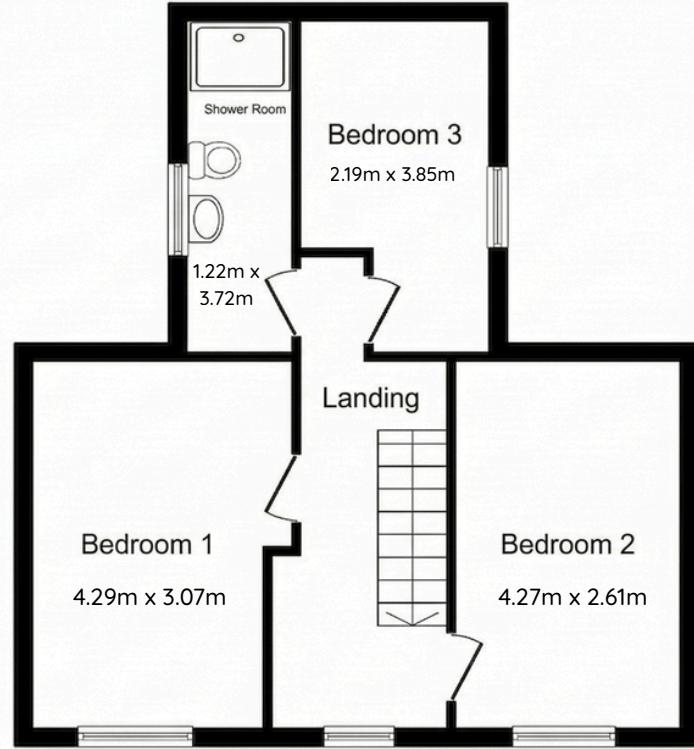


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Total Floor area
103.5sqm (1,114sqft)



Ground Floor



First Floor

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact. Prospective buyers are advised to verify all dimensions, shapes and details before making any decisions.

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