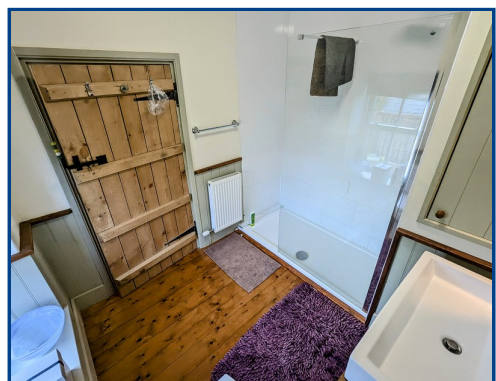
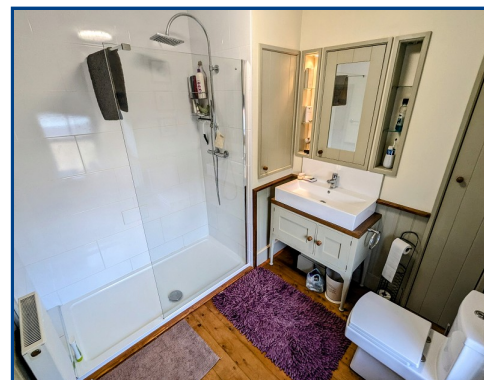
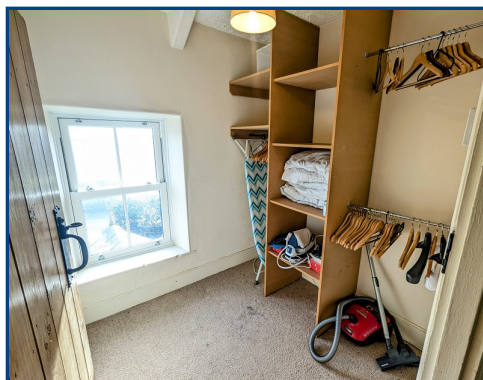
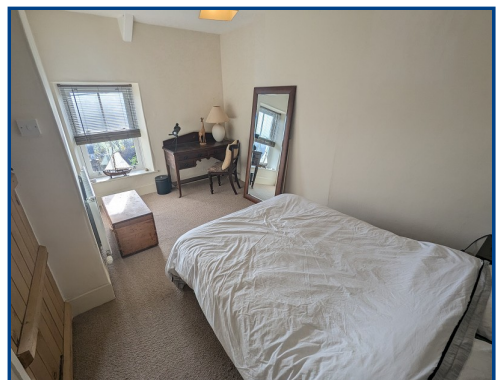
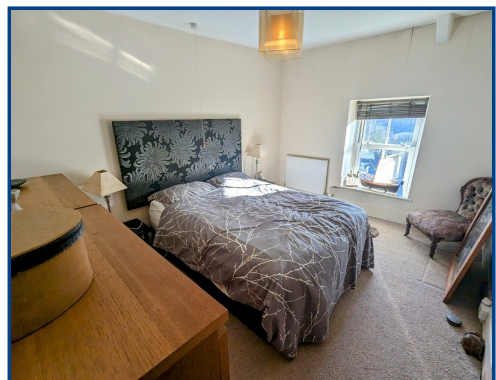
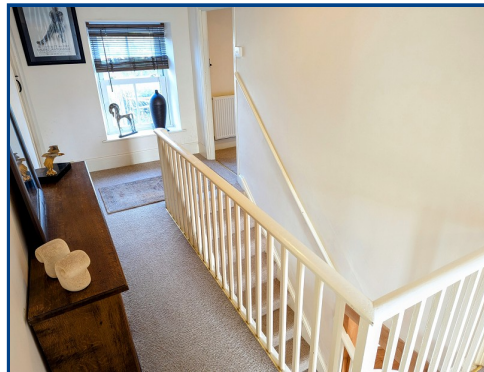
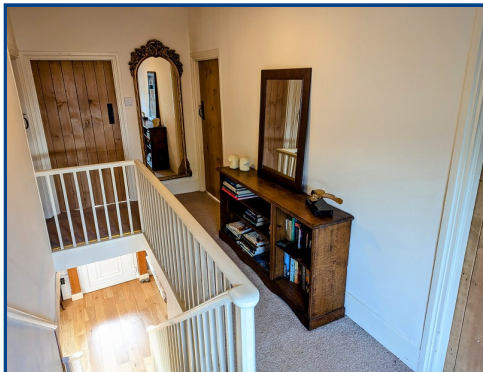
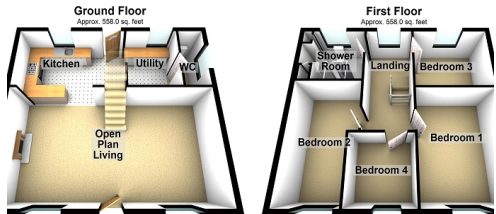
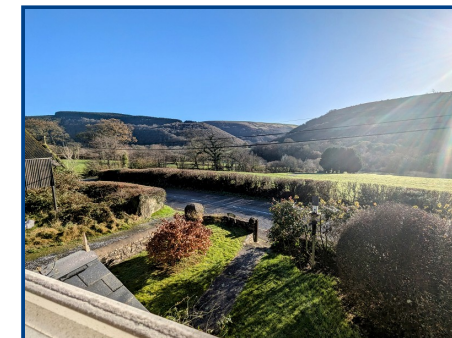




**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Maes Y Groes
Brechfa
Carmarthen
SA32 7RB**

Offers In Region Of **£325,000**



- Charming Detached 4 Bedroom Period Farmhouse
- Popular Rural Village Spot & Super Scenic Views
- Edge Of Brechfa Forest & Excellent Outdoor Pursuits
- Spacious Well Presented Family Sized Accommodation
- Character Features With Log Burner Stove
- Open Plan Living/Dining, Kitchen, Utility, WC.
- First Floor Provides 4 Beds & Shower Room
- Mature gardens Ideal For Parties/Entertaining
- Useful Workroom & Ample Car Parking
- ** NO ONWARD CHAIN **

General Description

**** NO ONWARD CHAIN **** - A charming detached 4 bedroom stone built farmhouse located on the edge of the rural village of Brechfa commanding superb views to the front across open farmland and the popular Forest, renowned for it's outdoor pursuits including miles of walking, cycling and fishing. The property offers spacious family sized accommodation with character features including log burner ideal for those winter nights. Outside there is car parking area with mature gardens. useful workroom ideal for home office. gym etc.

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

Important notice

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Our 14 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.

Tel: **01267 230 645**

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

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

Brechfa, Carmarthen, Carmarthenshire.

Property Description

**** VIEWING HIGHLY ADVISED **** - A period detached country property of considerable charm and character located in beautiful rural surroundings on the edge of the popular Brechfa Forest ideal for those seeking outside pursuits with lovely walks etc.

The property offers cosy well appointed family sized accommodation retaining the 'old' charm and character with open plan downstairs living including living and dining areas leading through to kitchen, utility and separate WC. The living area has stone fireplace with log burner stove ideal for those cold winter nights. The first floor provides 3 double bedrooms and one single bedroom with lovely views enjoyed from the front bedrooms, and luxury family shower room.

Outside there are mature grounds and gardens with a vehicular right of way access to the side of the property leading to rear graveled courtyard providing car parking. The gardens are located to the front and side of the farmhouse laid to lawn areas, shrubbery, bushes and large pergola with decked patio and pizza oven ideal for parties and entertaining. Lovely views can be enjoyed from the front garden across open countryside and towards the Forest. There is a lean to covered area to the rear of the property with store shed and EV charging point, useful outside workroom with slate roof ideal as home office, gym, studio etc.

Situated on the edge of this pretty rural village of Brechfa which provides public house/restaurant, church, small shop some 13 miles from Carmarthen and the carriageway and appox. 15 miles from Llandeilo both offering a good range of amenities and facilities.

Entrance Porch

Double glazed front entrance door to:

Living/Dining Room (25' 08" x 13' 04") or (7.82m x 4.06m)

Open plan style being a most spacious light and airy room, stone fireplace with log burner stove ideal for those winter nights, with slab hearth and beam over, 2 radiators, stairs to first floor, timber effect flooring, beamed ceiling, 2 windows to front with lovely views, built in alcove cupboards, access through to:

Kitchen. (14' 08" x 8' 02") or (4.47m x 2.49m)

Range of fitted base and wall cupboards with sink unit and mixer tap, 5 ring LPG gas hob in recess tiled surround, dish washer, laminate flooring, window to rear, timber rear exterior door, radiator, under stair cupboard, access through to:

Utility Room (8' 02" x 7' 0") or (2.49m x 2.13m)

Fitted work top with plumbing and space for washing machine and dryer, oil fired boiler (not tested), built in eye level electric double oven, spot lighting, fridge space, door to:

Separate WC (7' 07" x 2' 08") or (2.31m x 0.81m)

Modern suite comprising WC and wash basin, fitted cupboard.

First Floor Landing (16' 03" x 6' 03") or (4.95m x 1.91m)

Window to rear, doors to:

Bedroom 1 (13' 05" x 10' 02") or (4.09m x 3.10m)

Window to front with lovely views towards the Brechfa Forest, radiator.

Bedroom 2 (14' 05" x 8' 04") or (4.39m x 2.54m)

Window to front with lovely views, radiator.

Bedroom 3 (10' 0" x 9' 06") or (3.05m x 2.90m)

Window to rear, radiator.

Brechfa, Carmarthen, Carmarthenshire.

Bedroom 4 (7' 03" x 6' 08") or (2.21m x 2.03m)

Ideal as child's bedroom or study, window to front with super views, radiator, fitted shelving.

Shower Room (8' 06" x 7' 0") or (2.59m x 2.13m)

Modern suite comprising large walk in fully tiled shower cubicle, vanity unit with wash basin, WC, built in store cupboards, timber flooring, radiator.

Outside

The property benefits from good sized grounds and gardens with vehicle right of way access to the side of the property leading to rear graveled courtyard area providing good car parking space. Mature gardens to front and side of residence laid to lawns, shrubbery, bushes, flower beds and attractive pergola with decked patio and pizza oven ideal for family entertaining and parties. Walled in garden to front with glorious views across open countryside and towards the Brechfa Forest. Lean to covered area adjoining the rear of the property with slate roof and log store with EV car charger. Also included across the courtyard is an useful outbuilding - 19' x 16'4 with part slate roof, concrete floor with power and light connected having excellent potential to use as workroom, home office, studio, gym etc. Lean to greenhouse and garden shed.

Right Of Way

We have been informed by the sellers that the property benefits from a vehicular right of way access over neighbouring land (to the side of the house) that leads to the rear of the property.

Broadband and Mobile phone

Mobile phone signal varies depending on network provider. Broadband is deemed to be available in the area. Please contact your network provider for more information.

Services

Mains electricity, mains water, private drainage, oil fired central heating, double glazed windows.

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen exit on the main A40 Llandeilo road and continue out for approx. 6 miles until arriving at Nantgaredig crossroads. Take a left turning at the junction signposted Brechfa and continue along teh road for approx. 7 miles until, arriving at Brechfa. Proceed through the village and the property is the last on your left as you leave the village.

