

*Lovely location and presentation. Towy Valley Views to Fore, Pony Paddock and Summer House.  
Ideal self sufficiency with Kitchen gardens. More Land Available.*



**Bryngwawr House and Paddock, Llanarthney, Carmarthen, Carmarthenshire.  
SA32 8LH.**

**£375,000**

**R/4098/NT**

Rural property but in a convenient location. Pony Paddock or suitable for self sufficiency with kitchen garden, fruit trees and summer house. Superb Towy Valley views to fore and less than a mile from the main A 48 dual carriageway connecting to the M4. A well presented 3 bedroom house with views to fore of the Towy Valley having central heating and double glazing.

The property is well presented and in good decorative order with oil central heating and double glazing. Situated close to the Botanic Gardens of Wales and just off the picturesque Towy Valley. Double and single garage or ideal as workshop. Carmarthen Town is 8 miles with national and traditional retailers, schools, leisure facilities, cinema and eateries etc. The ever growing village of Cros Hands is 4 Miles approx.



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## Front Hallway

With inner hallway, staircase, radiator and door to:

## Dinning room



10' 3" x 13' 0" (3.12m x 3.96m) double glazed window to front, radiator, picture rail.

## Sitting Room



20' 1" x 7' 9" (6.12m x 2.36m) Double glazed window to front, 2x radiators, feature fireplace, electric flame effect fire inset.

## Utility Room

6' 0" x 9' 3" (1.83m x 2.82m) with radiator and plumbing for a washing machine.

## Kitchen/Breakfast Room



14' 3" x 11' 1" (4.34m x 3.38m) Rayburn oil fired cooking range, a range of base units with worktops over, matching wall units, stainless steel sink and single drainer, double glazed window to rear.

## FIRST FLOOR

### Half Landing

With double glazed window to rear.

### Landing

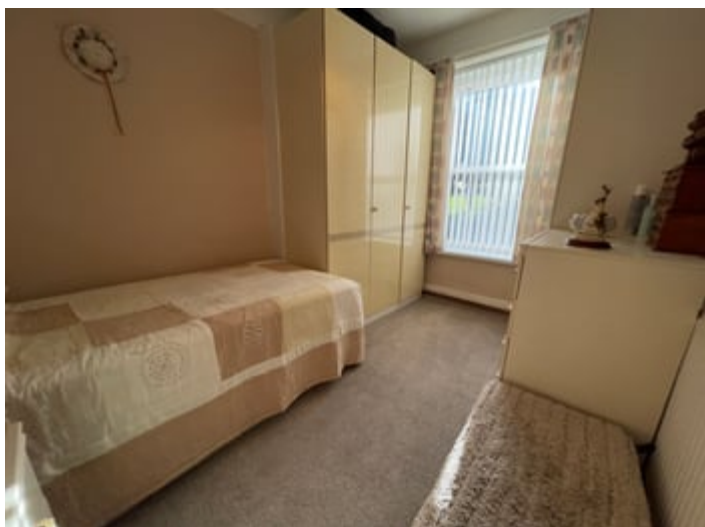
Loft access and doors to:

## Bathroom



8' 0" x 6' 0" (2.44m x 1.83m) with shower cubicle, vanity wash hand basin, low flush WC, storage cupboard, localized wall tiles, opaque double glazed window to rear, chrome towel radiator.

## Bedroom 1



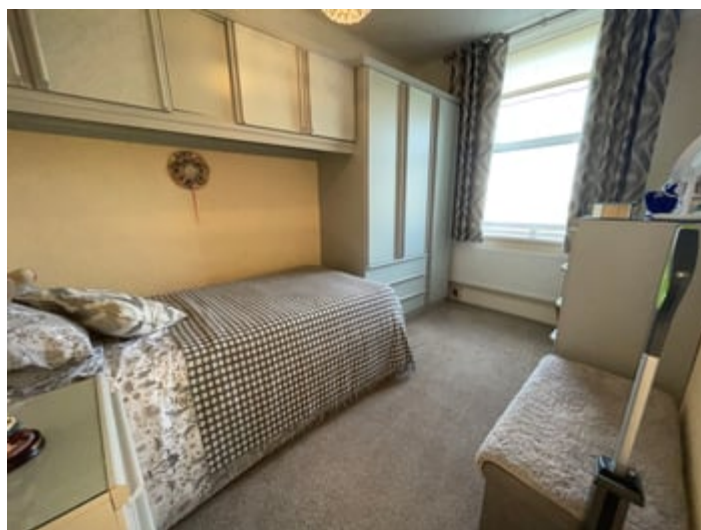
11' 9" x 7' 10" (3.58m x 2.39m) double glazed window to front and radiator.

## Bedroom 2



8' 9" x 14' 7" (2.67m x 4.45m) 2 x double glazed windows to front with radiator.

## Bedroom 3



8' 0" x 11' 6" (2.44m x 3.51m) double glazed window to rear and radiator.

## EXTERNALLY



A gated drive leading to a concrete parking and turning area to the front of the property with direct access to :

### Garage

17' 0" x 16' 0" (5.18m x 4.88m) with double sliding doors

### Garage

19' 8" x 9' 0" (5.99m x 2.74m)

### Garden

A lovely cottage garden with an abundance of scattered shrubs and flowers. Fruit trees and lawned area. Garden store sheds.

## Purpose Built Summerhouse



7' 6" x 7' 6" (2.29m x 2.29m) double doors to front.

### Garden Shed

### Store Shed

### Further Garden Shed

15' 6" x 14' 6" (4.72m x 4.42m)

### Orchard

To rear with apple and pear fruit trees. Also offering a productive kitchen garden.

### Tenure and Possession

We are informed that the property is Freehold

### Services

Mains water, electric and private drains. Oil central heating system.

### Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is - F

### Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## Directions

From Carmarthen take the A48 east signposted Cross Hands. Travelling for approximately 7 miles take the turning left signposted Botanic Gardens of Wales, continue on to the roundabout and take the 1st exit past the entrance for the Botanic Gardens and continue on for approximately 1 mile and the property is on the left hand side as identified the Agents for sale board.

What3words burn.unsigned.verge

Viewing: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our Website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'chat to us'

To keep up to date please visit our website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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