

*Beautiful Character Property with Paddock & Lovely Grounds. Double Garage & Annex. With Bedroom & Office Area. 0.65 Acre with Small Paddock. Convenient But Rural Quiet Location.*



**Bryncelyn, Llannon, Llanelli, Carmarthenshire. SA14 8JP.**

**£575,000**

**R/4628/NT**

Attractive character well built property with large windows to enjoy the views of the wonderful well kept gardens. Lovingly cared for and maintained the property retains its original character features. 3 Reception rooms with large open plan kitchen / sitting area with wood burner for the cosy nights in. High ceilings, picture rails, wooden and tiled floors with original feature fireplaces with windows that are strategically placed to draw you to watch the gardens and the wildlife that it brings. Ideal family home and well suited for children & teenagers wanting there own space with the separate annex area. Beautifully kept grounds with an abundance of various flowers, shrubs and trees with small paddock to side which could be added to the garden area for self sufficiency living.

Located in a popular and convenient location but yet having a rural surround for the proper country living experience. Situated in the village of Llwynteg which is a mile from Llannon. Other places of interest include. Cross Hands 3 miles, Llanelli 6 miles, M4 3 miles, Carmarthen 11 miles and the city of Swansea 15 miles.



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## Location

A rural location but conveniently situated for most towns. A mile from Llannon village with popular junior school and larger towns of Carmarthen (11 miles), Llanelli (6 miles), Swansea City (15 miles) and the M4/A48 roadways (10 minutes). The popular village of Llannon boasts a well-respected primary school whilst some 2.5 miles or so lies the larger village of Tumble which provides a range of amenities and services which cater for all day-to-day needs. Cross Hands provides an expanding shopping centre and lies some 3 miles from the property.

## Reception Hallway

With a tiled floor, window to the side, radiator and access to:



## Inner Hallway

Exposed timber floorboards, radiator, staircase and doors lead to:



## Study

3.23m x 2.77m (10' 7" x 9' 1")

Overlooking the beautiful front garden with exposed floorboards and radiator.



## Sitting Room

3.86m x 3.66m (12' 8" x 12' 0")

Window to front, the focal point of the room being the wooden mantelpiece with space for a wood burning stove which stands on a tiled hearth.





## Dining Room

3.76m x 3.68m (12' 4" x 12' 1")

Affording an attractive feature fireplace, window to the rear, two long and narrow windows to the side, radiator, built in alcove and door to:



## Kitchen / Living Room

6.99m x 4.45m (22' 11" x 14' 7")

Nicely proportioned and enjoying a triple aspect, the kitchen area affords a range of painted base units with marble work surface above, incorporating a 'belfast' sink, space for a fridge and a Flavel Range electric cooker with 7 ring LPG gas hob with Island hood above. Exposed timber flooring with a family area and a freestanding pedestal wood burning stove. Patio doors lead outside to the garden.







### Rear Hallway

Door to the rear and doors to:

### Cloakroom

3.33m x 0.91m (10' 11" x 3' 0")

Affording a W.C., wash hand basin and separate cubicle incorporating a 'Mira Play' shower unit.

### Utility

3.02m x 2.66m (9' 11" x 8' 9")

Incorporating plumbing for an automatic appliance, useful range of base and wall mounted units, radiator, valuable hanging space and a tiled floor.



### Landing

Window to the rear, radiator and doors lead to:



### Master Bedroom

5.11m x 4.50m (16' 9" x 14' 9")

Well proportioned, enjoying a double aspect with radiator and access to:



### En Suite

3.48m x 1.96m (11' 5" x 6' 5")



Incorporating a W.C., wash hand basin, freestanding bath with hand held shower attachments to the side, shower cubicle incorporating two attachments and tiled walls.



### Bedroom 4

2.82m x 2.77m (9' 3" x 9' 1")

Overlooking the rear with radiator and access to a built in cupboard.



### Bedroom 2

3.86m x 3.56m (12' 8" x 11' 8")

Overlooking the fore with radiator.



### Bedroom 3

3.58m x 3.28m (11' 9" x 10' 9")

Overlooking the fore with radiator.



### Family Bathroom

3.58m x 3.21m (11' 9" x 10' 6")

Incorporating a W.C., vanity unit, separate shower cubicle, freestanding bath with hand held shower attachment, radiator, window to the side.





## Landing

With 'velux' window, housing the central heating boiler and cupboard space. Door to:

## Bedroom 5

3.07m x 3.38m (10' 1" x 11' 1")

A light and airy room benefitting from six 'velux' windows, incorporating exposed 'A' frames, radiator and access to the eaves at four different points.



## En Suite

2.24m x 1.93m (7' 4" x 6' 4")

W.C., wash hand basin, shower cubicle, stainless steel heated towel rail and 'velux' window.

## Double Garage

7.72m x 5.99m (25' 4" x 19' 8")

With 2 x electric doors, concrete floor, power and light connected and access to the loft.

Adjoining potting shed.



## Annex Studio

The entrance hallway houses the wall mounted 'Logic Combi' central heating boiler (LPG fired) and stairs rise to:

## Living Room Kitchenette.

Ideally suited as an annexe the open plan accommodation is light and airy affording five 'velux' windows and a further window to the rear. The kitchenette comprises a small range of base units and one wall mounted unit with complimentary work surface above incorporating a stainless steel sink and drainer unit.



## Shower Room

2.39m x 1.57m (7' 10" x 5' 2")

W.C., wash hand basin, shower cubicle, stainless steel heated towel rail, radiator and a 'velux' window.

## Ground Floor Study / Office

Divided into two rooms, the first room has the benefit of a radiator and window to the side, whilst the inner room affords two windows to the side and a further radiator.

## Externally

The gardens at Bryncelyn are a very attractive feature and need to be seen to be fully appreciated. The front garden combines a selection of mature shrubs and climbers including Rhododendrons, Magnolia, Wisteria and Clematis creating a beautiful setting. To the side of the house there are numerous raised beds with a selection of vegetables and flowers, a rockery, wooden garden shed and gravel sitting area. There is a long border of trees and shrubs, including Camellia, Pieris, Weigelias, Hydrangeas, perennials and a lawned area to the rear of the property.





## Grounds

The driveway provides ample off road parking and leads to a lawned area incorporating a variety of fruit trees, mature bushes, raised borders, hexagonal potting shed with pergola and access to a paddock with further potential for development or the keeping of a small number of animals. To the side garage a fenced area leads to the woodstore and wood bunker.

0.65 of an acre total area with part of this being the paddock to the side of the property, level land with mature hedge line.







## Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

## 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Private Drainage and Oil Heating.

## Tenure

Freehold with vacant possession upon completion (Legal advisor to confirm).

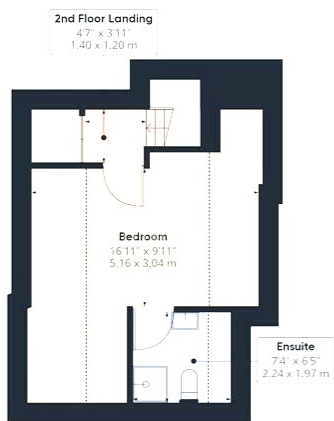




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** E (53)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

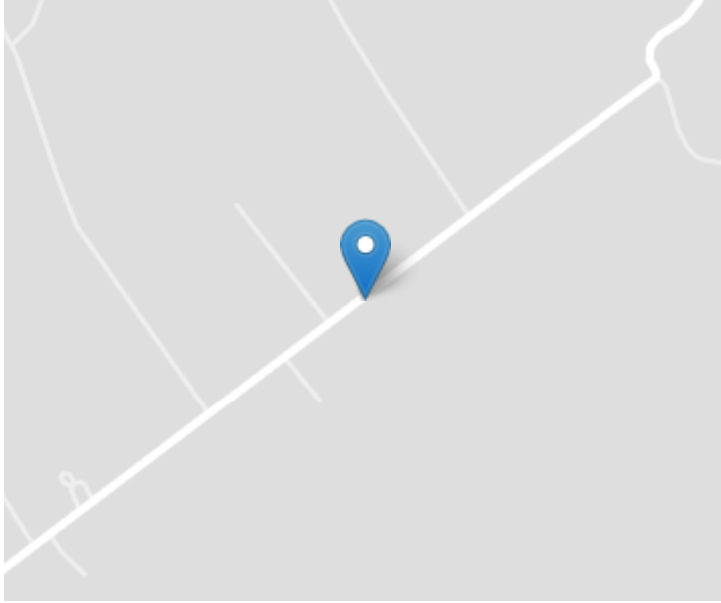
**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

**Any easements, servitudes, or wayleaves?** No

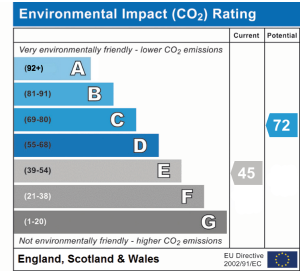
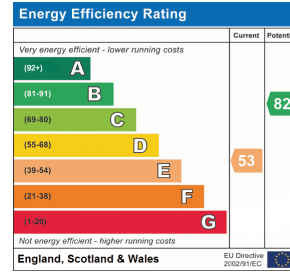
**The existence of any public or private right of way?** No





## Directions

Directions : From Cross Hands Traffic lights square take the A 476 towards Tumble. Travel through tumble and onto Llannon. Enter the village and turn left towards Hendy / M4. Travel for a mile and turn left posted Llwyn - Teg. Carry on for approx a mile and the property will be found on the left hand side.



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

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