

Beautifully Presented Full of Character Property on The Edge of St.Clears Town. Stone & Slate Barn Offering 2 Bedrooms with Exposed Beams. Separate Play/Gym Room. Ideal Work from



Bryncaerau, St Clears Carmarthen. SA33 4AH.

£600,000

R/4646/NT

Full of character and retaining many original features which include Exposed beams & A frames, wooden & Quarry tiled floors. The main residence offers spacious accommodation and is lovingly presented and in excellent decorative order throughout. Opposite the courtyard setting is a converted barn offering a further 2 bedrooms and open plan living area with bathroom too first floor and the garage area to ground floor. Also a separate Gym/Play room is included to make the property ideal for multi generational living, work from home or just that beautiful family home. Ample parking area, patio area and orchard garden area finishes the property off eloquently.

A short walk from the property to town which offers excellent facilities including shops, public houses/restaurants and eateries, leisure centre and A 40 dual carriageway connection to M4 motorway and Pembrokeshire coastline.



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Location

A short walk to the St. Clears town centre offering good day to day facilities. Other popular destinations include Laugharne with its Dylan Thomas Poet connections, lovely eateries and castle being 5 miles. Pendine 10 miles with large sandy beach famed for its land speed records and museum of speed. The popular coastal destinations of Tenby are 18 miles, Saundersfoot 16 miles approx. The county and market town of Carmarthen is 10 miles approx. with excellent facilities including shops, schools, University, council offices, Dyfed Powys Police Headquarters and West Wales Glangwili Hospital. Situated just off the A 40 dual carriageway giving good access to Pembrokeshire and the M4 motorway is 25 miles at Pont Abraham.

Lounge

3.89m x 4.07m (12' 9" x 13' 4")

Double glazed weighted box sash window to fore and to the side. Double panelled radiator, thermostatically controlled. Stripped and waxed original floorboards. Feature fireplace with open fire inset with woodburning stove and slate hearth. Exposed beam ceiling.



Sitting Room

4.07m x 4.19m (13' 4" x 13' 9")

Double glazed weighted box sash window to fore. Double panelled radiator, thermostatically controlled. Feature exposed beam ceiling, stripped, stained and waxed original floorboards. Fireplace with feature cast iron inset, tiled side plates and hearth.



Rear Hallway

Rear hallway having quarry tiled floor, original stained and waxed part glazed rear Entrance door. Single panelled radiator, thermostatically controlled. Original stained and waxed door through to



Office / Study

3.64m x 2.22m (11' 11" x 7' 3") Max

Tiled floor. Window to side with window shutters. Roll top Victorian style radiator, thermostatically controlled. Ledge and brace door through to utility/cloakroom room. Plumbing for washing machine.



Dining Room

5.07m x 3.77m (16' 8" x 12' 4")

Quarry tiled chequered floor. Double panelled radiator, thermostatically controlled. Double glazed weighted box sash window to side, overlooking the side garden. Feature fireplace with woodburning stove on slate hearth. Double panelled radiator, thermostatically controlled. Original stained and waxed door through to the kitchen.



Kitchen

3.92m x 4.91m (12' 10" x 16' 1")

Range of modern base and eye level units with country cream coloured door and drawer fronts and solid granite worksurface over the base unit having an undermounted Belfast sink. Falcon cooker range having 5 ring gas hob, two double ovens. With stainless steel chimney style extractor over. Feature exposed beam ceiling. Space for fridge/freezer. Integrated dishwasher. Double

glazed weighted box sash window to side. Double glazed door leading out to side garden area. Double glazed door leading out to the rear courtyard. Built in pantry cupboard which houses the Oil-fired boiler which serves the central heating system and heats the domestic water.



Landing

Half landing small flight of steps to front and rear. Front part galleried landing having a feature vaulted ceiling with exposed pegged beamed ceiling with mezzanine storage area over. Roll top Victorian style radiator, thermostatically controlled. Double glazed weighted box sash window to fore. Doors leading through to bedroom 1 and 2.



Bedroom 2

3.89m x 4.14m (12' 9" x 13' 7")

Double glazed weighted box sash window to fore. Double panelled radiator, thermostatically controlled. Original stained and waxed floorboards.



Bedroom 3

3.93m x 4.12m (12' 11" x 13' 6")

Vaulted ceiling with exposed pegged beamed ceiling. Double glazed weighted box sash window to fore. Roll top Victorian style radiator, thermostatically controlled. Painted original floorboards. Built-in wardrobes and bookshelf. Rear landing area with access to storage space. Door through to Master Bedroom 3 and Bathroom. Stained and waxed original doors.



Bathroom

3.14m x 2.35m (10' 4" x 7' 9")

Ledge and brace window to the side and window shutter. Double glazed Velux window to the rear. Egg shaped bath with Chrome mixer shower and tap fittings over. Low level WC. Pedestal wash hand basin with tiled splashback. White painted original floorboards. Roll top Victorian style radiator, thermostatically controlled.



Master Bedroom

5.04m x 3.83m (16' 6" x 12' 7")

Feature ceiling with exposed pegged original trusses. Weighted box sash window to side. Roll top Victorian style radiator. Feature pointed stone fire and chimney breast. Steps leading to Mezzanine level dressing room which measures overall max 4.45m (into passage) x 2.36m Double glazed weighted box sash window to side. Exposed

stained and waxed floorboards. Single panelled radiator, thermostatically controlled. Exposed beam vaulted ceiling. Airing cupboard which houses pre-lagged copper hot water cylinder. Fitted with an immersion and also dualled with heating from the photovoltaics tubes situated on the rear roof. Ledge and brace door from the dressing room through to the



En Suite

4.26m x 1.44m (14' 0" x 4' 9")

Solid Welsh slate flooring. Feature beam ceiling with downlighting. Low level WC. Wash hand basin fitted on a chrome stand and chrome hot and cold tap fitting. Double glazed weighted box sash window to side. Open walk-in shower area fitted with a Rain shower head and body wash fitting. Extractor LED light.



Rear Entrance Area

Open storm porch under a pitched slate roof 6.22m x 2.13m overlooking the rear courtyard.



Ysgubor Bryncaerau Barn

6.01m x 5.48m (19' 9" x 18' 0") max

Flight of concreted steps to the rear of the cottage itself.

Stable Entrance door leading into a vestibule hall which has a multi-glazed door leading through to the open plan Lounge/Kitchen/Dining/Family room with feature vaulted exposed beamed ceiling. 6.01m (max) x 5.48m. Mains gas fired centrally heated dwelling. Two double glazed windows to fore. Two Single panelled radiator, thermostatically controlled. Double glazed Velux window to rear. Oak finished flooring throughout. Kitchen area having a range of fitted modern base units with Walnut finish door and drawer fronts. Wood effect

worksurface over the base unit incorporating Lamona composite sink. Space for fridge. Four ring halogen hob and a fan assisted oven grill. At mezzanine level there is wooden staircase leading up to mezzanine home office/study area. door through to Utility room which has plumbing for washing machine and wall mounted Worchester combination mains gas fired boiler which serves as the central heating system and heats the domestic water. Bathroom Close coupled economy flushed WC, Pedestal wash hand basin and a panelled bath with glass shower screen over with hot and cold shower fitments and also additional chrome mixer shower tap fitment over. Double glazed Velux window to rear. Panelled radiator with grills, thermostatically controlled. Wall mounted extractor.





Bedroom 1

5.56m x 2.92m (18' 3" x 9' 7")

Feature vaulted ceiling with exposed beams. Single paneled radiator, thermostatically controlled. Double glazed Velux window to the rear. Feature exposed pointed stone wall.



Bedroom

2.67m x 1.93m (8' 9" x 6' 4")

Oak finish flooring. Panelled radiator with grills, thermostatically controlled. Double glazed Velux window to fore. Part exposed beam ceilings.



Double Garage/ Barn

5.79m x 5.99m (19' 0" x 19' 8")

Internally 5.79m x 5.99m Two ledge and brace double doors.



Workshop

5.48m x 2.58m/5.05 (18' 0" x 8' 6")
(incorporating an additional storeroom 3.65m x 2.42m) Power supply and lighting. Ledge and Brace door to rear, windows to rear with window shutters and arrow light to rear.

Externally

Additional car parking space to the rear.

The property is access at the front through a five-bar gated access. Ledge and Brace double gated access to rear off Ostrey Bank. Which initially has a concreted hardstanding and in turn leads to the rear courtyard. There is ample parking and turning area. The property has attractive pointed stone façade.





Timber framed Cedar Wood clad Office/Studio

Divided into two rooms Room 1: 5m x 4.51m (internal measurement) Vaulted ceiling. Double Glazed window to side and uPVC double glazed window to the rear. Part-glaze entrance door to the rear. Room 2: 4.29m x 4.60m (internal measurement) Vaulted ceiling. One hardwood framed and one Double Glazed window to the rear. Double Glazed Entrance door to the side leading out to the pedestrian footpath.



Services

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

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

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.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: F (32)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

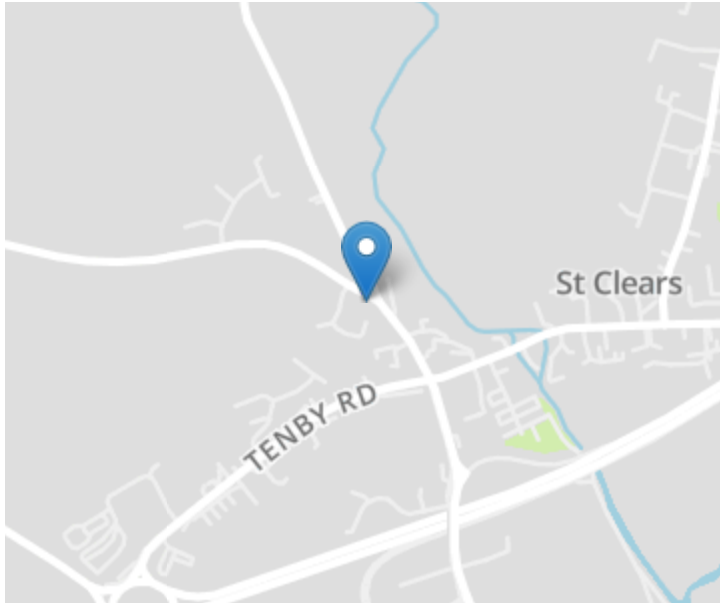
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

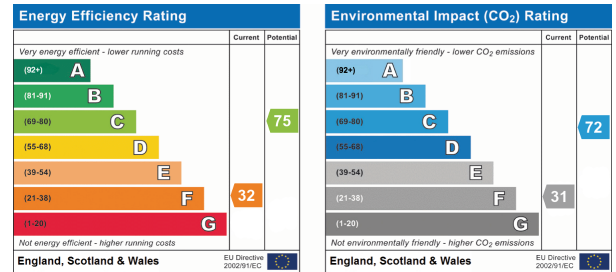
Any easements, servitudes, or wayleaves? No

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



Directions

Directions : From Carmarthen take the A 40 west towards St. Clears. After 10 miles turn left on the slip road signposted Laugharn, at the T junction turn left towards Town centre and turn left again for town centre and at the traffic lights carry straight on with Spar on the right and pass the bakery on the left hand side. Carry on and the property will be found after a short distance on the left hand side (Opposite the turning for LLangynin).



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

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