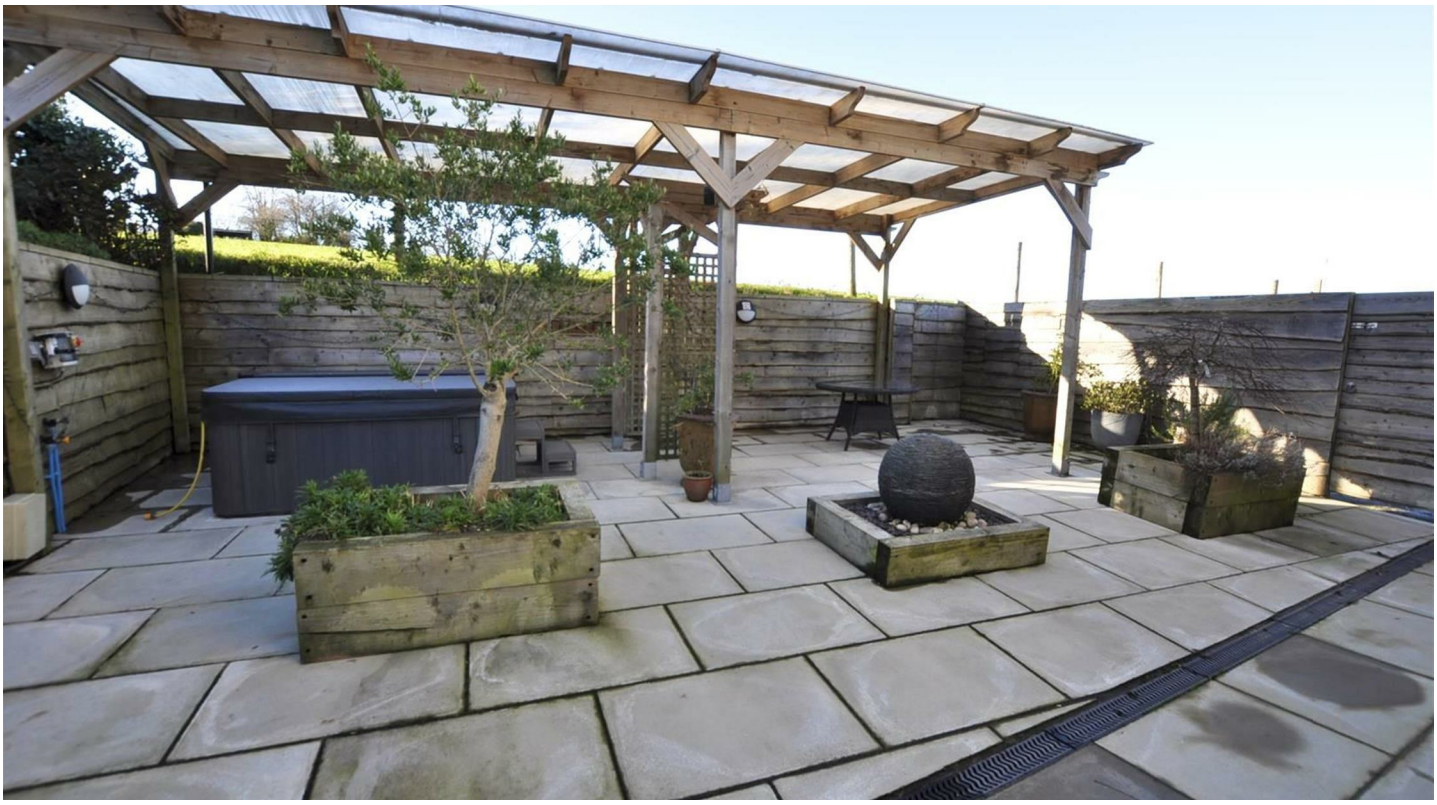
Terry Thomas & Co
ESTATE AGENTS









Brynawel, Llangynin

St Clears, SA33 4LB

Situated in the charming village of Llangynin, St. Clears, this delightful detached house which has been superbly refurbished and sympathetically modernised retaining many original features, providing a wealth of character and charm offers a perfect blend of comfort and convenience. Spanning an impressive 1,151 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space when needed.

One of the standout features of this property is the generous parking area, accommodating up to four vehicles, which is a rare find in many homes. This added convenience makes it perfect for families or those who enjoy hosting visitors.

Set in a tranquil location, this house is not only a comfortable residence but also a wonderful opportunity to enjoy the peaceful surroundings of Carmarthenshire. Whether you are looking for a family home or a serene retreat, this property is sure to impress. Don't miss the chance to make this charming house your new home.

Offers in the region of £339,950

Brynawel, Llangynin

St Clears, SA33 4LB

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A detached cottage/ house/ residence which has been superbly refurbished and sympathetically modernised retaining many original features, providing a wealth of character and charm. To the right hand side of the property there is a generous sized off road parking space for approximately 3-4 vehicles. To the left hand side of the property is a laid patio area which leads up to further raised garden area. Directly to the rear is an enclosed garden area with a large timber pergola patio area. Applicants should note there is approximately 3.8kw of solar panelling.
Services are mains water and electricity, private drainage. Oil fired central heating system.

Entrance

Oak finished uPVC double glazed entrance door leading to entrance hall with slab and tiled floor, panel radiator with grills thermostatically controlled, staircase to first floor. Door through to sitting room and door through to lounge.

Sitting room

13'4" x 10'10" (4.07m x 3.32)
Wood effect flooring, panel radiator with grills, Oak finish uPVC double glazed window to fore. Feature fireplace. Skimmed ceilings throughout.

Lounge

maximum into recess 13'2" x 13'3" (maximum into recess 4.02m x 4.06m)
Feature fireplace with exposed pointed stone chimney breast and part wall, wood burner stove on a tiled hearth, ceramic tiled floor. Panel radiator with grills thermostatically controlled. Oak finish uPVC double glazed window to fore. Under stairs storage cupboard. Part multi glazed door through to the open plan kitchen/dining room.

Open plan kitchen/dining room

20'2" x 8'10" (6.17m x 2.71m)
A range of fitted base and eye level units with light Oak finish door and drawer fronts with a matt finish worksurface over the base unit incorporating a single drainer stainless steel sink. Plumbing for dishwasher. Fan assisted oven/grill and a four rind 'Indesit' halogen hob with a stainless steel chimney style extractor over. Tiled walls between the base and eye level units with a pattern boarder. Space for fridge freezer. Two Oak finished uPVC double glazed windows to rear. Slate effect ceramic tile floor. Panel radiator with grills thermostatically controlled. Oak finished uPVC double glazed French doors leading out to the side patio area and gardens in turn. Part multi glazed door leading through to utility room which houses the oil fired combination boiler which serves the central heating system and heats the domestic water. The utility room has a fitted work surface and part tiled walls. Slate effect ceramic tiled floor. Door to cloak room/WC and Oak finish uPVC side entrance door.

Cloak room/WC

Half landing

With further stairs up to the landing area and bedroom 1.

Bedroom 1

11'1" x 13'2" (3.40m x 4.02m)
Feature exposed stained and waxed floorboards Oak finish uPVC double glazed window to fore. Panel radiator with grills thermostatically controlled. Access to loft space. Door through to en-suite. En-suite measuring 1.65m x1.84m with a close coupled economy flush WC with macerator. Wash hand basin with chrome mixer tap fitment and vanity unit under. Corner shower enclosure with a chrome mixer shower fitment. Marbelex panelled walls and Oak finish uPVC double glazed window to fore and a wall mounted chrome ladder towel radiator. Slate effect ceramic tiled floor.

Landing area

Which is part galleried and has doors to bedroom 2, 3 and family bathroom.

Front bedroom 2

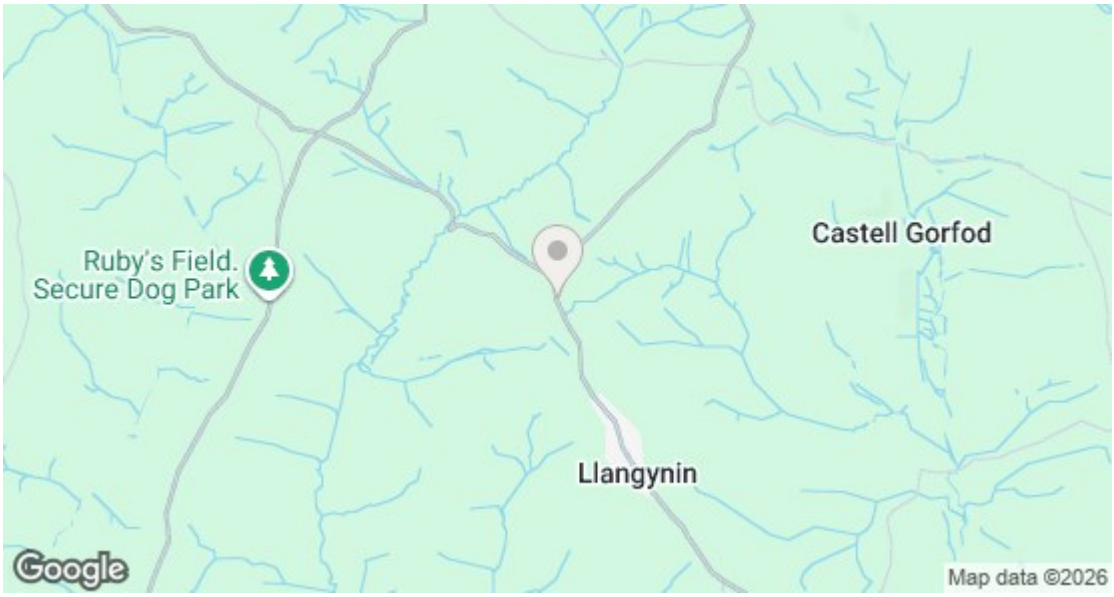
13'0" x 30'3" (3.98m x 9.23m)
Oak finish uPVC double glazed window to fore, panel radiator with grills thermostatically controlled. Built in double wardrobe.

Rear bedroom 3

8'11" x 6'9" (2.72m x 2.07m)
Oak finish uPVC double glazed window to the side, panel radiator with grills.

Family bathroom

6'10" x 5'4" (2.09m x 1.65m)
Panel bath with chrome mixer hot and cold tap fitment, glass shower screen over and a chrome mixer shower fitment. Pedestal wash hand basin with a chrome mixer tap fitment and a low level WC. Oak finish double glazed window to rear. Marbelex floor to ceiling panelled walls and wall mounted chrome ladder towel radiator.



















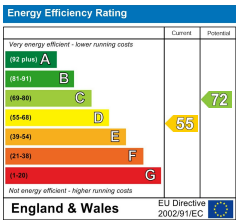
Floor Plan

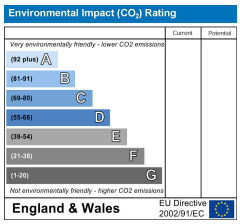
Type: House - Detached
Tenure: Freehold
Council Tax Band: D

Services: Mains water and electricity private drainage.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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