



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D'

HEATING: Air Source Heat Pump

SOLAR PANELS

ref: KAB/ LLE / MAR/ 26/ OK REM

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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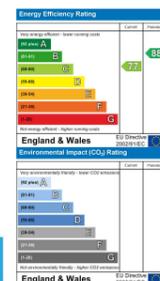


Brynhyfyd Talog, Carmarthen, SA33 6NZ

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- WELL PRESENTED
- SOUTH FACING GARDEN
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- SEMI-RURAL VILLAGE SETTING
- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- DRIVEWAY PARKING
- EPC RATING: C

Offers In Excess Of £325,000

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The Agent that goes the Extra Mile





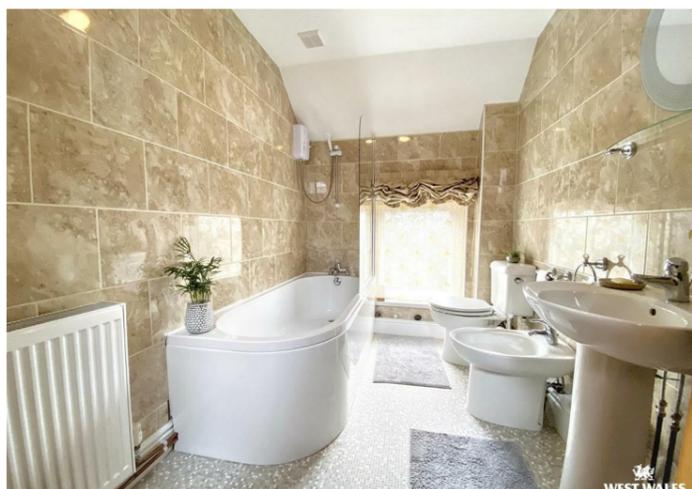
With far reaching countryside views across the valley, Brynhyfyd offers a great opportunity for those looking to embrace a village lifestyle. Located in the rural village setting of Talog, Carmarthenshire, the detached house has an abundance of charm throughout. With many lovely countryside walks right on your doorstep, viewing is highly recommended!

Upon entering the property, you are greeted by a warm and welcoming atmosphere. A fitted kitchen is supported by a separate utility room, heating room and w/c, creating a practical and functional layout for everyday use. The timeless country kitchen is fitted with solid wood worktops and features an inglenook with a Rangemaster. The ground floor also accommodates; a sitting room with an exposed fireplace with a Henley log burning stove, and a family living/dining room with Stovax log burner and patio doors opening out onto the garden. The first floor is set over a split level landing and provides; a modern family bathroom, an additional shower room, and three double bedrooms which all enjoy those lovely views. The property benefits from UPVC double glazing, an air source heat pump and solar panels.



Externally, the property offers a well maintained mature landscaped garden, which is home to variety of plants, trees and shrubs. Ideal for any keen gardener, there is also a green house and garden shed. The south facing patio area runs in front of the property and provides a great space for outside seating. Making the most of those gorgeous views, you can really envision dining al fresco during the summer months. There is also off road parking for two cars.

Talog, is a rural village situated along the River Cywyn. A friendly village that benefits from a lovely community feel and a regular bus service into Carmarthen and a post office van that visits two times a week. Carmarthen is situated just under 20 minutes drive away with schools, medical facilities and amenities.



DIRECTIONS

From our office on Dark Gate in Carmarthen. Head west on Dark Gate towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn right onto Heol Dwr/Water Street. At the traffic lights continue up Water Street. Continue onto Fountain Hall Terrace, Lime Grove Avenue, Trevaughan Road, and onto Henfwich Road. Continue to follow road for approx 2.9 miles and then turn left for Talog. Follow the road for approx 2.2 miles all the way to Talog. Turn right and follow the road up the hill, where the property will be on the right hand side.
What/Three/Words:///annotated.deny.negotiators
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.