

Approx Gross Internal Area  
113 sq m / 1214 sq ft



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 'E'

HEATING: Oil

ref: SSG / LLE 25

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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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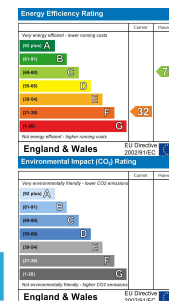


## Brynhelyg Peniel, Carmarthen, Carmarthenshire, SA32 7HS

- DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- WELL PRESENTED
- IDEAL FAMILY HOME
- SHOWER AND UTILITY ROOM
- WRAP AROUND GARDEN
- OIL CENTRAL HEATING
- EPC RATING: TBA

£375,000

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*The Agent that goes the Extra Mile*







A brilliant opportunity to acquire a substantial detached house, situated in the desirable village setting of Peniel. The well presented home has been lovingly updated by the current vendors, and boasts a stylish decor throughout. Set within approximately a quarter of an acre of gardens, the property would make a fantastic family home. Viewing is highly recommended!

Upon entering the property, you are greeted by a warm and welcoming atmosphere. The ground floor accommodation comprises; entrance hall, the living room featuring a log burning stove and leads through into the kitchen/diner. The contemporary kitchen is fitted with a range of modern appliances, and provides access into the rear porch. This space is ideal for storing coats and boots, and opens into the downstairs shower room and utility area. A versatile second reception room offers a great space to relax with family and friends, and could also double up as a guest room or study. The first floor is set of a split level landing and provides; a modern family bathroom, three double bedrooms, and a fourth single bedroom which is currently utilised as a nursery. The property benefits from a stylish neutral decor throughout, and is fitted with UPVC double glazing and has oil central heating.

Externally, the property is situated in approximately a quarter of an acre plot. A driveway is situated to the front of the property, which provides ample driveway parking. Additional on street parking is also available on the no through road. The garden wraps around the property and is home to a variety of plants, shrubs and mature apple trees. A patio area provides space for outside seating, ideal for BBQ's and entertaining your family and friends in the summer. The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, an Apollo Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London.



**DIRECTIONS**  
From Carmarthen office continue on to Lammas Street, at the junction turn left on to Morfa Lane, at the roundabout take the first exit on to the A4242, at the roundabout take the second exit continue on the A4242 staying in the right lane, at the junction turn right on to the A484 continue over the bridge and at the roundabout take the first exit on to Heol Llangynnwr, continue along the A40 at the roundabout take the first exit on to the A485, staying in the right lane, at the roundabout take the second exit on to Dolgwili Road. Follow road for approx 1.6 miles and then turn left onto Maes Brynglas. Take the next right and follow the lane down to towards the end, where the property is on the left hand side.  
What/Three/Words:///library.piglets.grinders  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.