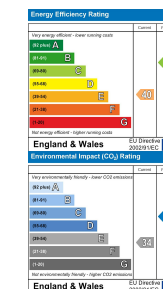




Neuadd Llwyd House Bronwydd Arms, Carmarthen, Dyfed, SA33 6JD

- Detached Period Residence
- Four Reception Areas
- Pasture Field
- Beautifully Maintained Grounds
- Double Detached Garage
- Six Double Bedrooms
- Set in approx 10.89 acres
- Bluebell Woodland
- Detached Stone Barn
- EPC Rating: G



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.

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

Offers In Excess Of £700,000

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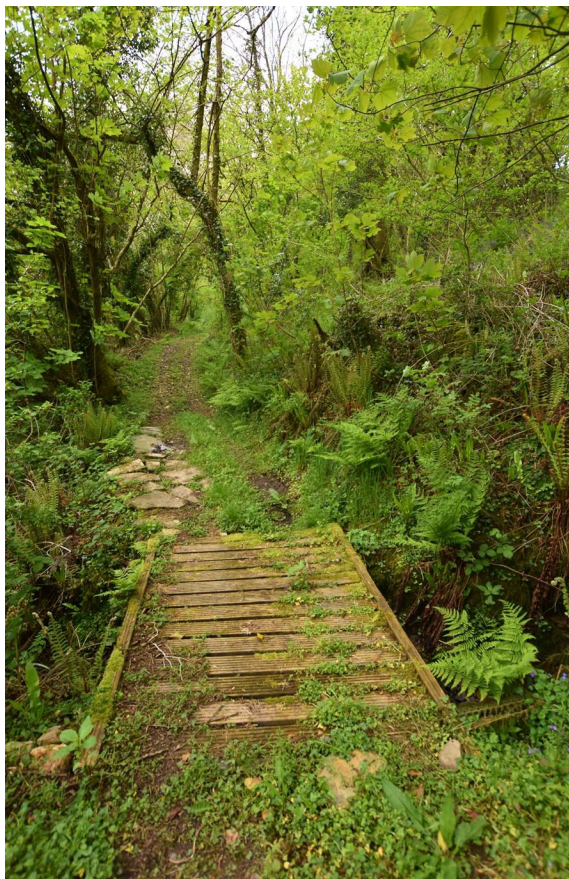


We Say...

Neuadd Llwyd House is a century old detached residence, boasting a wealth of character features which have been beautifully maintained, combined with a standard of accommodation expected of modern day living. The accommodation briefly comprises four reception areas, kitchen, laundry and utility room on the ground floor, four double bedrooms, office, shower room and wc on the first floor, and a further two double bedrooms, bathroom, shower room and dressing room on the second floor. The property's size and layout lends itself to be enjoyed as not only a substantial family home, but as previously utilised as a guest house, with A road access roads only two miles away.

The grounds of Neuadd Llwyd House are impressive and extensive, and a frequent destination for local wildlife, the first glimpse of which you enjoy driving up the sweeping drive leading to the house. The lawned gardens are beautifully maintained and continue on to include a croquet lawn, two patio seating areas, a walk leading to the bluebell woods, and a pasture field at the top of the property's boundary. The detached stone built barn, with boarded loft room, offers immense potential for conversion (subject to necessary planning consents), and has previously been granted planning permission to convert into holiday lets, and has easy vehicle access from the driveway around to the rear of the property, where the double detached garage stands.

Neuadd Llwyd House is a unique and beautifully presented property, with a wealth to offer, and grounds that boast nature's beauty, therefore viewing is highly recommended.



GROUND FLOOR

Entrance Gallery 2.77m x 10.44m	Lounge 5.7m x 4.12m max
Hallway 5.52m x 2.1m	Utility Room 2.56m x 6.88m
Drawing Room 4.57m x 4.23m	Boot Room 1.45m x 3.64m approx
Dining Room 3.94m x 3.89m	Laundry 1.6m x 1.8m
Rear Passage 3.1m x 1m	Kitchen 3.93m x 4.07m

FIRST FLOOR

Landing 4.42m x 2.08m	Bedroom Three 3.76m x 3.94m plus bay window
Bedroom One 4.65m x 3.68m	Office 1.92m x 2.13m
Shower Room 2.01m x 2.78m	Bedroom Four 4.52m x 3.9m plus bay window
WC 1.19m x 0.77m	Bedroom Two 3.07m x 3.64m

SECOND FLOOR

Landing 4.27m X 3.46m	Bedroom Five 3.6m x 3.43m approx
Dressing Room 3.34m x 3.9m	En Suite 3.3m x 3.23m approx
Bedroom Six 3.37m x 3.31m approx	Bathroom 3.2m x 3.33m max

EXTERNALLY

Double Garage 5.7m x 7.05m	Detached Barn 5.02m x 10.4m
Store Room 5.02m x 4.5m	Loft Floor 8.69m x 5.08m

Come On In...

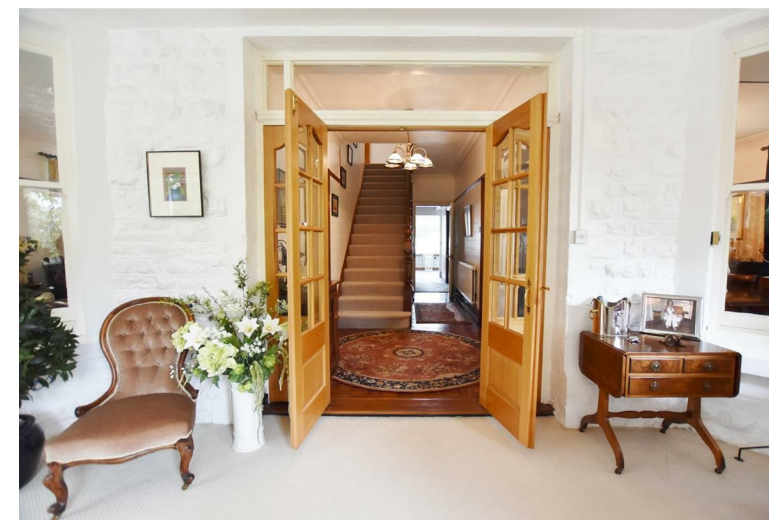
...and step into the stylish and sophisticated entrance hall, with soft furnishings, french doors leading to the garden and the character deep bay windows creating a welcoming invitation to Neaudd Llwyd, and a standard and style that continues throughout.

The hallway, with hardwood parquet flooring and under stairs storage, leads to the drawing room, with a period style open fireplace, parquet flooring, original ceiling detail and UPVC double glazed french doors leading out to the side of the property. The lounge offers a second reception room to sit and relax, with parquet flooring and original ceiling detail and coving also, and with a gas log burner style fireplace within original fireplace recess. The dining room comfortably holds a six seater dining table, with space for further seating if required, and benefits from built in store cupboards either side of the decorative fireplace.

The kitchen/breakfast room is fitted with darkwood base and eye level units with a light granite worktop over, with a forest green alpha range and extractor chimney, benefiting from an individual control system for the heating system and cooking. Further appliances include an integrated oven and inset one and a half bowl sink with grooved granite drainer, with dual aspect lighting. The impressive utility room is steps away, with further base units storage space with worktop over, space and plumbing for a dishwasher, inset bowl sink and space for a tall fridge and tall freezer, with double glazed picture windows to the rear allowing a lot of natural light into the room. The boot room and laundry are also on the ground floor, with a wc, wash hand basin and space and plumbing for a washing machine and tumble dryer in the laundry, and access to the rear in the boot room.

The four first floor double bedrooms each enjoy a different view of the surrounding grounds and benefit from built in wardrobes and vanity wash hand basins. These rooms have access to the first floor shower room, with double shower cubicle, wc and wash hand basin unit, and a second wc, as well as an office to the front of the property, with full length double glazed window.

The second floor landing space provides a space to relax, with room for soft furnishings positioned to look out of the window out onto the grounds. The first bedroom on this floor benefits from a built in wardrobe, and enjoys a dressing room and en-suite shower room, with curved shower cubicle, vanity wash hand basin unit with shaver point, heated towel rail, wc and velux window. The second bedroom has a vanity wash hand basin, velux window and concealed storage space, and use of a bathroom opposite, with panelled bath, wc, wash hand basin and velux window.



GENERAL INFORMATION

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.

TAX: Band ''

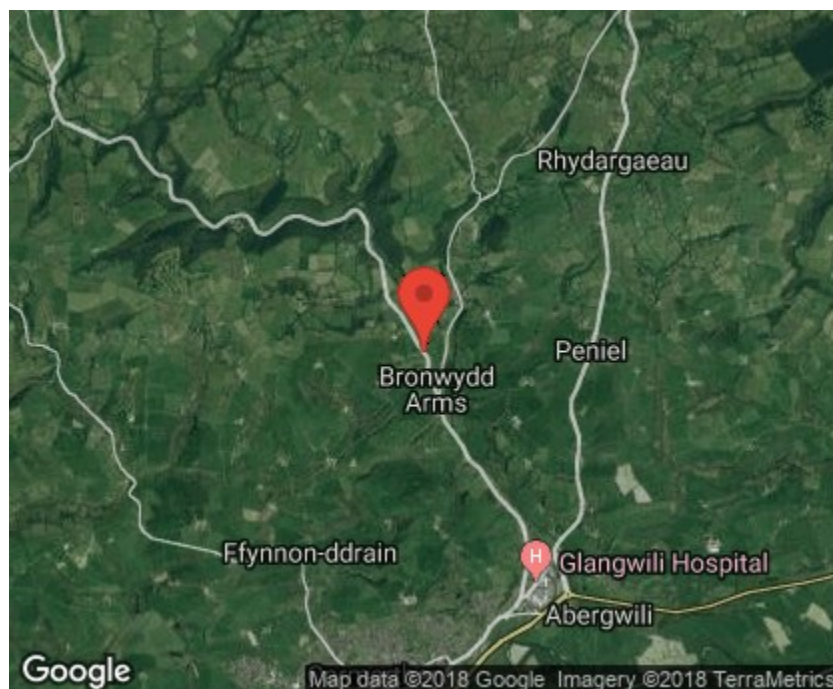
Please be advised that the property is served by private drainage.

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

GW/VGW/5/18/DRAFT/ These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

DIRECTIONS

DIRECTIONS: From our Carmarthen office , continue on Lammas Street and turn left onto Morfa Lane, then at the roundabout, take the first exit onto the A4242, then the second exit at the roundabout , continuing up Castle Hill and follow the road until the next roundabout, where you take the second exit straight ahead. At the next roundabout, take the second exit straight ahead, and then at the next roundabout take the first exit up onto the Bronwydd Road and follow for 1.9 miles, where the entrance to the property will be on the left hand side, denoted by our for sale board.



LOCATION

The hamlet of Bronwydd situated just 6.5 miles from Carmarthen town, has all the tranquillity of a rural village with all the benefits of the County town. The village is most famous for its Gwili Steam railway, transporting you back to another time. The village is accessed by A and B Roads and is regularly served by buses to Carmarthen and on to Cardigan. Carmarthen being the closest county town has everything you could need for modern day living, its market, shopping and restaurants all having undergone modernising and expansion over the last few years increasing desirability in the local area. The property enjoys ease of access to Glangwili general hospital and is surrounded by beautiful countryside offering views of Bronwydd. The property sits in the catchment area of a number of primary and secondary schools.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



Step Outside...

The property is approached by a sweeping driveway, with lawned sloping grounds to either side, and leads to a gravel parking area for several vehicles, and continues on past the side of the house and to the rear, where there is a double detached garage with remote controlled doors, and further parking space.



The detached stone barn with slate tiled roof stands at the top of the rear driveway, and offers an immense amount of potential! Currently utilised as storage space, with patio garden, boarded loft and external staircase access, this barn has previously been granted planning permission to convert, and though this planning has lapsed, the barn could be transformed into accommodation as a holiday or potential annexe, subject to necessary planning consents.



To the rear of the barn lies the substantial lawned garden, continuing up the hillside and into a croquet lawn, enjoying countryside views all around. At the top of the lawn there is gated access to the pasture field (measuring approximately 4.3 acres), which is also sloped, and could be ideal for keeping livestock or horses.

To the side of the property and across the lawn, takes you into the bluebell woodland walk, where you can take a stroll through your own woodland, across a little bridge over the natural stream, enjoying the surrounding nature and the sounds of the birds that call this woodland home. To the front of the property there is patio seating area, ideal for al fresco dining and enjoying a cup of coffee on a summer's morning, with steps that lead up to the front door.

