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## Brynhaul Cwmdud, Carmarthen, Carmarthenshire, SA33 6XA

**Offers In The Region Of £650,000**

A very attractive PRIVATELY SET approx. 7.56 ACRE FREEHOLD RESIDENTIAL HOLDING in an edge of village location and comprising a charming DETACHED extended exceptionally well presented dwelling with 2 LIVING ROOMS, 4 BEDROOMS (1 EN-SUITE) FULL OIL CENTRAL HEATING AND FULL DOUBLE GLAZING, a range of good quality conveniently placed outbuildings (INC A WORKSHOP AND 2 STABLES) approx. 3.6 ACRES OF GRAZING LAND AND APPROX 3.4 ACRE OF AMENITY WOODLAND / SCRUB. Although privately set, the village is literally a stone's throw away while the county town of CARMARTHEN IS APPROX. 9 MILES AWAY and the Teifi valley town of Llandysul is approx. 7 miles to the north.

## LOCATION & DIRECTIONS

Peacefully set at OS Grid Ref SN 374 313 at the end of a short private hardcore track on the edge of the village of Cwmdud and approx 2.7 miles from Cynwyl. The nearest primary school and village shop is at Cynwyl Elfed (an easy 5 minute drive away) while the county town of Carmarthen is approx 9 miles away along the A484 and offers a great range of amenities inc a regional hospital, 2 secondary schools, leisure centre, mainline train station etc. Newcastle Emlyn is approx 9.5 miles away and Llandysul is 7 miles to the north. From Carmarthen take the A484 Cardigan Road north for about 10 miles, passing through the villages of Conwyl Elfed and Cwmdud. On leaving Cwmdud, the entrance to the property will be seen on the left (the last house in the village, turn sharp left at the end of the railings) and proceed approx 200 yards along the private track - at What 3Words location [///chase.young.wealth](https://www.what3words.com/@@@chase.young.wealth) and identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the property was originally built in the 1860s of traditional solid stone with a more recent cavity built extension (built around 2012) under a pitched roof to provide the following beautifully appointed and spacious accommodation. A spacious FRONT ENTRANCE HALLWAY with a tiled floor, understairs storage cupboard and a staircase to the first floor.

## CLOAK ROOM

4'11" x 4'3" (1.5 x 1.32)

Having a tiled floor, WC and pedestal washbasin.

## LOUNGE

21'7" x 13'5" (6.6 x 4.09)



Boasting an attractive exposed wooden floor and a large cast iron woodstove in an attractive stone surround and incorporating a back boiler for the domestic hot water and an overflow to the radiators, smooth rendered ceiling and 2 picture windows to the front overlooking the valley.

## KITCHEN / BREAKFAST ROOM

16'5" x 15'1" (5.01 x 4.62)



With an attractive tiled floor and fitted with a good range of fitted base units inc an integrated dishwasher, Lamona double oven and a 4 ring ceramic hob. Ample formica worktops and ample space for a large American style fridge / freezer. Smooth rendered ceiling and dual aspect windows.

## SITTING ROOM

15'9" x 13'1" (4.81 x 3.99)



With French doors to the graveled front and a staircase to the first floor galleried bedroom.

## UTILITY ROOM

11'0" x 11'1" (3.36 x 3.39)



Having part exposed stone walls a tiled floor and fitted with a range of base units inc a plumbing for an automatic washing machine, stainless steel single drainer sink. Good sized Worcester oil fired boiler for both the central heating and domestic hot water - installed in 2021.

## FIRST FLOOR

Spacious "L" shaped LANDING with a loft access, rectangular picture window to rear and a store cupboard housing a large hot water cylinder.

## MASTER BEDROOM 1

15'3" max x 11'7" (4.66 max x 3.54)



A gorgeous room with a Juliet balcony to the side elevation overlooking the stables, smooth rendered ceiling and a loft access.

## ENSUITE SHOWER ROOM

8'0" x 6'5" (2.44 x 1.97)



Mostly tiled and fitted with a large walk-in shower, pedestal washbasin and WC.

## BEDROOM 2

14'10" x 12'4" (4.54 x 3.76)



## BEDROOM 3 / DRESSING ROOM

15'1" x 9'3" (4.6 x 2.84)



Currently used as a dressing room with good quality freestanding wardrobes.

## GALLERY BEDROOM 4

12'2" x 10'10" (3.73 x 3.32)



Having 2 Velux roof lights.

## FAMILY BATHROOM

10'11" x 6'11" (3.35 x 2.13)



Mostly tiled and fitted with a good quality bathroom range comprising a corner Whirlpool bath, WC, pedestal washbasin, modern shower and a stainless steel wall mounted heated towel rail.

## EXTERNALLY

We understand the whole property extends to approx 7.56 acre. Of this, we estimate that the house, yard and lane account for approx 0.57 acres, the grazing land extends to approx 3.6 acres and the remainder is amenity woodland or scrub. Immediately next to the dwelling there is a good sized gravelled hardstanding leading to 2 STABLES (6.69m x 4.15m) a WORKSHOP (6.61m x 4.22m) a HAY STORE (3m x 3.42m) and a LEAN-TO measuring 3.7m x 3.56m.

## BOUNDARY PLAN



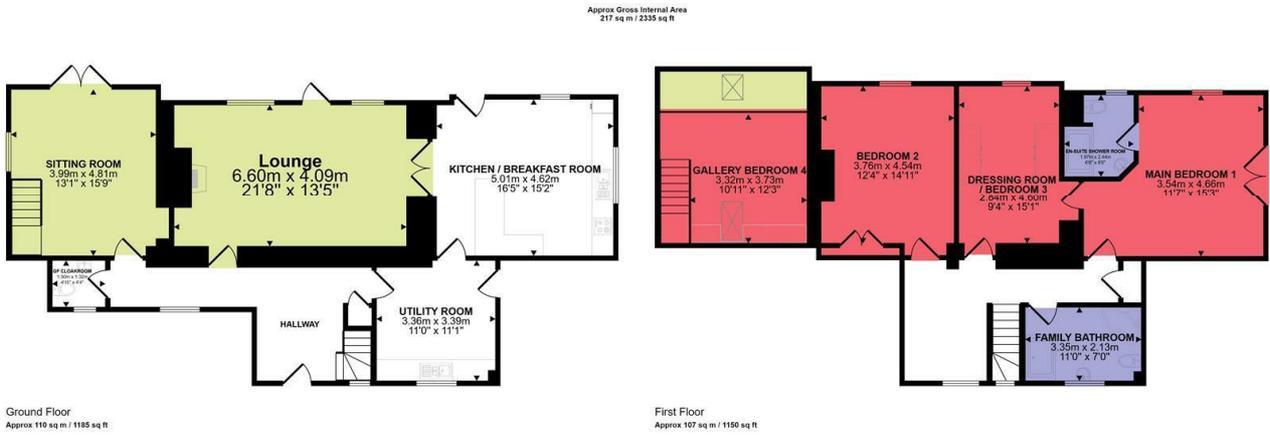
PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## SERVICES

Mains electricity and water. Private drainage to septic tank. Full oil fired central heating. Full double glazing. Solar panels for domestic hot water. Electric smoke alarms.

## COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2024 / 2025 financial year is £2,503 which equates to approximately £208.58 per month before discounts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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