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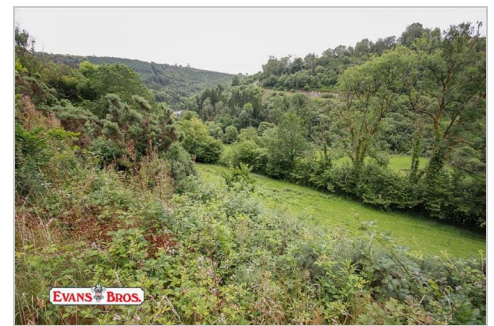
Established in 1895

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Brynhaul Cwmdud, Carmarthen, Carmarthenshire, SA33 6XA

Offers Around £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.

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

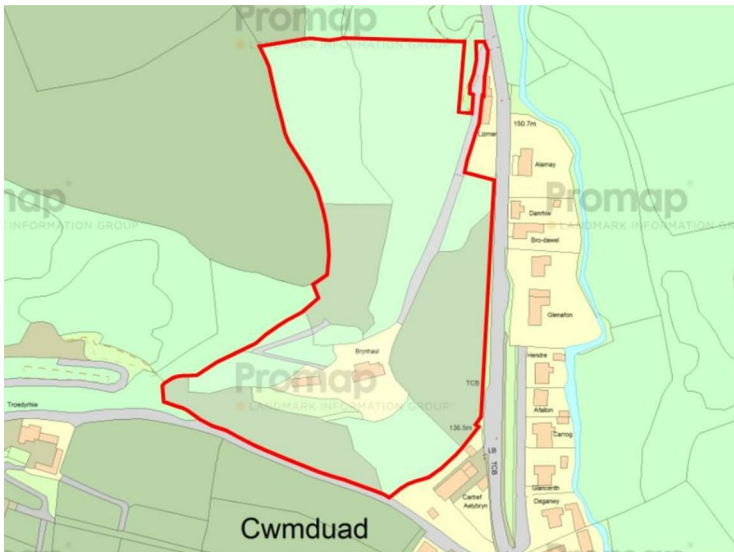
10'11" x 6'11" (3.35 x 2.13)

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

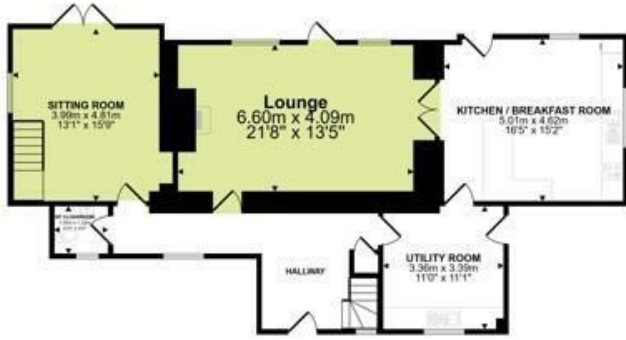
Mains electricity and water. Private drainage to septic tank. Full oil fired central heating. Full double glazing. Solar panels for domestic hot water. Electric smoke alarms.

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.



Approx Gross Internal Area
217 sq m / 2359 sq ft



Ground Floor
Approx 112 sq m / 1188 sq ft



First Floor
Approx 107 sq m / 1150 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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