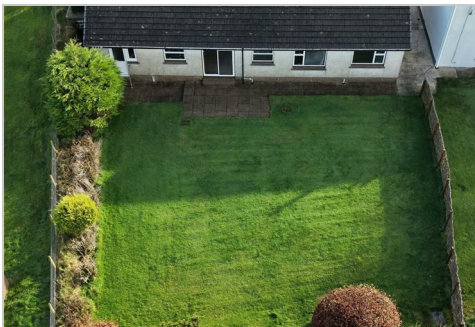


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## Y Berllan Bryn Iwan, Cynwyl Elfed, Carmarthen, SA33 6TE

### Offers In The Region Of £265,000

Nestled in the charming semi-rural setting at Bryn Iwan, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, one of which boasts an ensuite shower room, this home is ideal for families or those seeking extra space.

The heart of the home is the kitchen and dining area, designed for both entertaining and everyday living. Featuring a traditional Rayburn, it provides an excellent opportunity for baking and creating culinary delights. The generous reception room offers a welcoming space.

Surrounding the property, you will find both front and rear gardens, providing a lovely outdoor space to enjoy the fresh air and beautiful surroundings. The gardens are perfect for gardening enthusiasts or simply for enjoying a peaceful moment outdoors.

Conveniently located, for the bustling towns of Newcastle Emlyn and Carmarthen, offering a range of amenities, shops, and services. This property presents an excellent opportunity for those looking to embrace a tranquil lifestyle while remaining close to local conveniences.

\*\*This property is chain free and deserves of a viewing at an early date.\*\*



## Location

The property is set in the quiet, rural of hamlet of Bryn Iwan, only some 2 miles from Trelech which has a primary school, pub, community hall which houses the local nursery school and is also convenient to Cynwyl Elfed which has a village shop.

The property is only some 6 miles south of popular Teifi valley and market town of Newcastle Emlyn having a good range of everyday facilities including doctors surgery, chemists, schools etc., some 10 miles north of the county town and administrative center of Carmarthen and 11 miles from Cardigan.

The property has a pleasant aspect in semi-rural surroundings adjacent to a chapel and overlooking open fields to the rear.

## Description

An attractive detached bungalow residence constructed we understand in the early 1980's, with the benefit of oil fired central heating and separate Rayburn range. The property is ideal for those whose wishing to put their own stamp on the property and would benefit from some internal refurbishment. The property provides more particularly the following:

### Front entrance door to

### Reception Vestibule



internal door leading to:

## Hallway



Good sized and inviting with double doors to storage cupboards, door to airing room, radiator

### Airing cupboard

9'2 x 5'2 (max) (2.79m x 1.57m (max))  
with fitted shelving and radiator

### Living room

17'1 x 13' (5.21m x 3.96m)



With a front bay window, feature fire place with a tiled surround.

### Kitchen/Dining room

15'9 x 13'11 (4.80m x 4.24m)



In our opinion, the heart of this lovely home. Dining area with sliding patio doors to rear, oil fired Rayburn Range providing



cooking facilities, fitted kitchen units at base and wall level incorporating 1 & 1/2 bowl sink unit, cooker and fridge space. Door to Utility:

### Utility room

9'3 x 8'8 (2.82m x 2.64m)



With tiled floor, fitted units at base and wall level, single drainage sink unit inset, plumbing for automatic washing machine, airing cupboard with hot water cylinder, rear entrance door. Door off to Garage

### Inner Hallway

### Bedroom 1

11'7 max x 8'5 min x 13'5 (3.53m max x 2.57m min x 4.09m)



Radiator, window to front

### En-suite shower room

5'11 x 5'5 (1.80m x 1.65m)



Comprising of corner shower cubicle, wash hand basin, toilet, heated towel rail, part tiled walls.

### Bedroom 2

12'7 x 9'11 (3.84m x 3.02m)



Fitted wardrobes, wash hand basin, rear window.

### Bedroom 3

9'10 x 9'8 (3.00m x 2.95m)



Rear window

### Bathroom

7'10 x 6'11 (2.39m x 2.11m)



With colored suite comprising of bath, bidet, toilet, wash hand basin, radiator, rear window

### Externally

The property is approached via a gated driveway leading to an integral garage

### Integral Garage

17'11 x 9'2 (5.46m x 2.79m)



Having an electrically operated up and over door, and also housing the oil fired central heating boiler

### Front lawned garden

### Rear Garden

Attractive garden with mature hedge boundary overlooking open fields.

### Council Tax - E

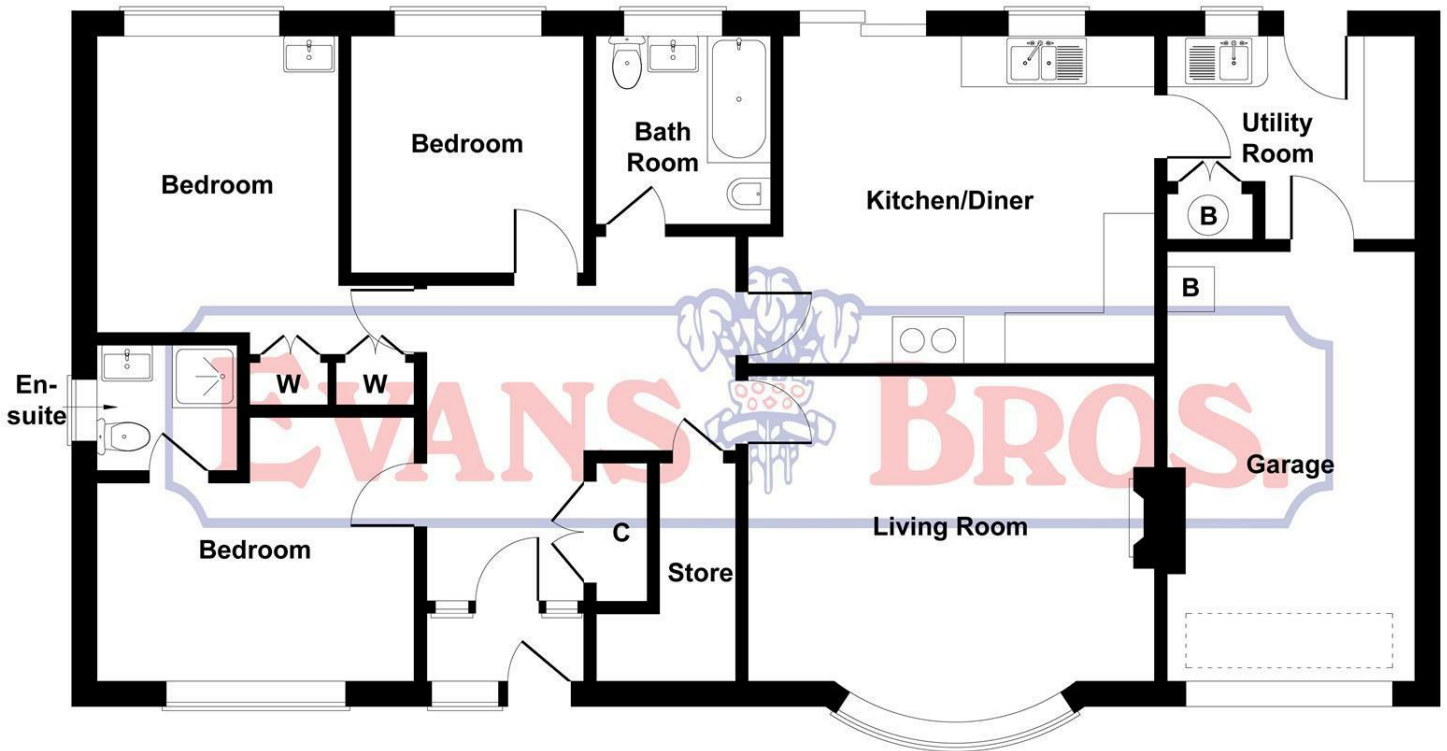
Amount payable per annum - £2,728

### Services

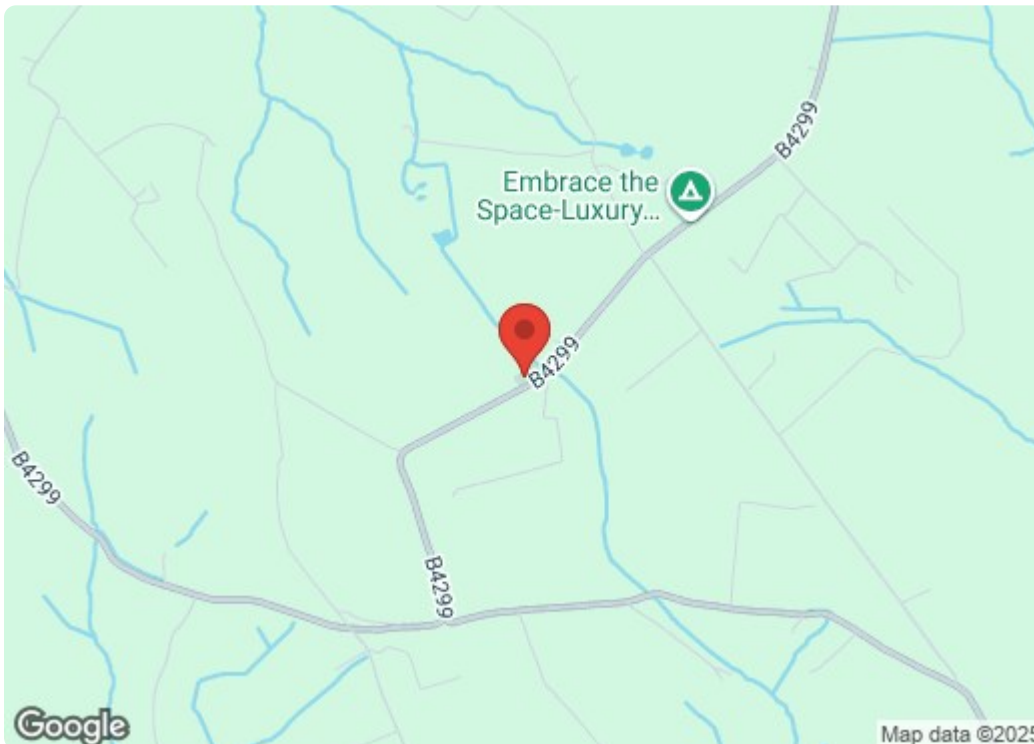
We understand the property is connected to mains water, mains electricity, private drainage, oil fired central heating.





# Y Berllan, Bryn Iwan



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		



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