LLANDEILO
01558 821196

Detached House - Llanwrda



3 Bedrooms

Reference	£274,950	11 Bryndulais, Llanwrda,
DMP 8	SOLD	Carmarthenshire, SA19 8AG

A charming 3 Bedroom detached house in a quiet cul-de-sac with garden to the rear. Panoramic front views overlooking the village, fields and the Black Mountain

11 Bryndulais

- **3 Reception rooms**
- **3 Bedrooms**
- **2 Bathrooms**
- **Private rear garden**
- **Off street parking for 2 cars**

The house is in an elevated position with wonderful views to Llyn y Fan Fach and the hills directly opposite. There are agricultural fields behind the property and a bluebell wood to the side. This location is highly sought after with a village shop and a train station for convenient travel. The house is at the end of a small cul-de-sac in the popular village of Llanwrda. There is a private and secure decking to the front of the property where you can sit and enjoy your breakfast in the sun. To the rear, there is a patio on two levels that extends the length of the property and can be accessed through the kitchen, dining room and from the conservatory. The well-stocked gardens extend via steps to the rear overlooking fields and the wood. The garden enjoys a variety of fruit trees, blackcurrant bushes, water iris, raspberries and tropical plants. There is a decent sized shed for storage. This property has 3 receptions rooms, a downstairs bathroom and bedroom and an en-suite shower room to the master bedroom on the first floor. Further benefits include plenty of storage, double glazing throughout, oil central heating, side access and it is situated at the end of a "no through road" along a quiet residential street in the village.

Viewing highly recommended.

11 Bryndulais: Property details

Entrance Hall: The front entrance leading to;

Lounge: 4.094m x 3.905m (max) log burner and radiator with window to front aspect.

Kitchen: 2.970m x 2.970m fitted kitchen including electric hob and oven. Radiator with window rear aspect. Door to patio and rear garden.

Dining Room: 3.570m x 2.971m (max) radiator, window to rear aspect.

Office: 6.922m x 2.311m former garage

Bedroom: 3.406m x 2.960m radiator, view to front aspect

Family bathroom: 2.730m x 1.771m shower over bath hand basin and low level WC

Stairs to first floor and landing leading to;

Bedroom: 3.531m x 3.172m radiator, view to front aspect

En-suite: 1.981m x 1.953m low level WC, hand basin and shower

Bedroom: 3.503m x 3.014m radiator to rear aspect

2021/22 Council Tax Band “XX“

Details

Services

Mains Water & Electricity

Situation

Freehold

Contact Us

LLANDEILO

Gelli Newydd, Llanwrda, Carmarthenshire SA19 8HD **01558 821196**

































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