

Ref: 0gla06

Glasfryn, Brechfa, Carmarthen, Carmarthenshire, SA32 7QY

Detached Family House currently utilised as a Licensed Guest House, with the benefit of Outline Planning Permission for a 3 bed dwelling in the grounds.

A deceptively spacious detached 4 bed property in the village of Brechfa, ideally situated for the acclaimed mountain-biking tracks and walking/nature trails in Brechfa Forest.

Nantgaredig & A40 6 miles, Carmarthen 10 miles, Llandeilo 16 miles, Coast 22 miles



Opportunity to buy a 4 bed (3 En Suite), detached house in the centre of the beautiful village of Brechfa. This spacious well-appointed turn-of-the-century 4 bedroom family house must be seen to be appreciated. Glasfryn is currently utilised as a registered, licensed, popular Guest House with a large car park. **Outline planning permission for the construction of a 3 bed dwelling to the rear of the property is included in the sale, (the plot may be available by separate negotiation, on request).**

The diverse accommodation is on three floors and includes:-

Ground Floor: Entrance Porch, Sitting Room/Office, Kitchen 1, Kitchen 2, Lounge, Conservatory with Licensed Bar, 2 Cloakrooms. First Floor: 3 Double Bedrooms, two with En Suite Shower Rooms, further Shower Room. Second Floor: Master Bedroom with En Suite Bathroom.

There is a Detached Garage/Workshop, Laundry/Utility Room, and a further Garage/Store Building, together with a large car parking area, lawn, and extensive covered seating area. (EER: F)

The village of Brechfa, with its friendly atmosphere, community run village shop, public house/restaurant, park, village hall, church etc., is situated on a B road with, we understand, a daily bus service and primary school 6 miles away at Nantgaredig. Brechfa Forest is well known for its exciting mountain bike trails as well as being enjoyed by walkers, nature enthusiasts and horse riders. Carmarthen is 10 miles away and caters for most needs, with a general hospital, schools, excellent shopping, multi-screen cinema, main line railway station, and access to the A48/M4-link road. Easy driving distance to many visitor attractions to include the renowned National Botanic Garden of Wales, the Carmarthen Bay Coast only 40 minutes by car, the Gower an hour or so, and the Cardigan Bay Coast also about an hour's drive.

Offers in the region of : £249,950

THE ACCOMMODATION:

With LPG gas fired heating and hot water system, and mix of hardwood and uPVC double glazed windows.

Ground Floor –

- PORCH:** Double glazed sliding patio doors lead into the slate-roofed front porch, with tiled floor and half glazed hardwood front door leading into the Entrance Hall.
- ENTRANCE HALL:** 7'6" x 4'6". Staircase to the first floor, parquet flooring (under carpet), recess with shelving, fire doors into both the Sitting Room/Office and the Lounge.
- SITTING ROOM/OFFICE:** 12'8" x 12'2". Parquet flooring, window to the front aspect, fireplace with coal-effect LPG gas fire on a tiled hearth in a stone surround with long timber mantel shelf above, and shelved recesses either side, glass panelled door through to Kitchen 1.
- KITCHEN 1:** 17'8" x 7'8". Range of beech wall and base units with work surface over, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, recess with space for a range-style cooker with stainless steel splashbacks and extractor above, ample space for an upright fridge/freezer, traditional quarry tiled floor, serving hatch through to the Sitting Room/Office, built-in storage cupboards, door through to the Lounge (presently unused), window into Kitchen 2 and opening leading through to Kitchen 2.
- KITCHEN 2:** 18' x 7'4". Range of beech wall and base units with granite-effect work surface over, 1½ bowl composite sink unit with single drainer and mixer tap, further base unit with work surface incorporating a breakfast bar, window facing into Kitchen 1, half glazed external door to the side leading to the garden, two windows to the rear aspect, and glass-panelled door into the Conservatory with access to the Lounge. A cupboard houses the Worcester Bosch condensing LPG boiler serving the central heating and hot water system with timer control and hot water cylinder with separate immersion heater.
- LOUNGE:** 22'6" x 10'1". Window to the front aspect, exposed central ceiling beam, partially exposed stonework, door to the Entrance Hall, double glass-panelled folding doors leading into the Conservatory, door to Kitchen 1 (presently unused), and door to the Inner Lobby accessing the Cloakrooms.
- INNER LOBBY:** With cloaks hanging area and separate doors off to the two Cloakrooms.
- 2 CLOAKROOMS:**
- Ladies:**
Enclosed W.C. cubicle, vanity unit with inset wash hand basin, extractor fan.
- Gentlemen:**
Enclosed W.C. cubicle, urinal, wall-mounted wash hand basin, extractor fan.
- If not required, the cloakrooms could be easily adapted to a shower room and separate study perhaps.
- CONSERVATORY:** 19'6" x 15'4". Accessible from Kitchen 2 and from the Lounge, this is a spacious light and airy room, with a licensed bar, made from locally sourced Douglas fir, with shelving, and wood flooring throughout, and two built-in ceiling fans. Constructed on brick base walls with pitched polycarbonate roof, uPVC double glazed windows and vent windows on two sides and double fully glazed uPVC doors leading out to further seating areas on the large enclosed covered rear terrace.

First Floor –

- LANDING:** The staircase from the Entrance Hall leads up to the first floor landing, with window to the front aspect, ceiling spotlights, doors off to the following rooms, and stairs up to the second floor.
- BEDROOM 1:** 21'2" x 10'. Dual aspect with window to the front and window to the side with pleasant outlooks across the village and surrounding countryside, further window to the rear, and door into the En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 8'1" x 5'7". Large curved shower enclosure, white suite comprising pedestal wash hand basin and close coupled W.C., marble-effect panelling to some walls, shaver point and light, wood-effect flooring, extractor fan.
- BEDROOM 2:** 11'6" x 9'4". Window to the rear aspect looking out over the property's garden and parking area to countryside beyond, access to the loft, and door into the En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 7'5" x 4'2". Fully tiled corner shower cubicle, white suite comprising pedestal wash hand basin and close coupled W.C., shaver point and light, extractor fan, obscure-glass window to the side aspect,
- BEDROOM 3:** 11'1" x 11'7". Dual aspect with window to the front and window to the side, again with delightful aspects across the village and surrounding countryside, fitted wardrobes and overhead cupboards, vanity unit with inset wash hand basin.
- FAMILY SHOWER ROOM:** 7'5" x 4'2". Fully tiled shower enclosure, pedestal wash hand basin, and close coupled W.C., shaver point and light, window to the side aspect.

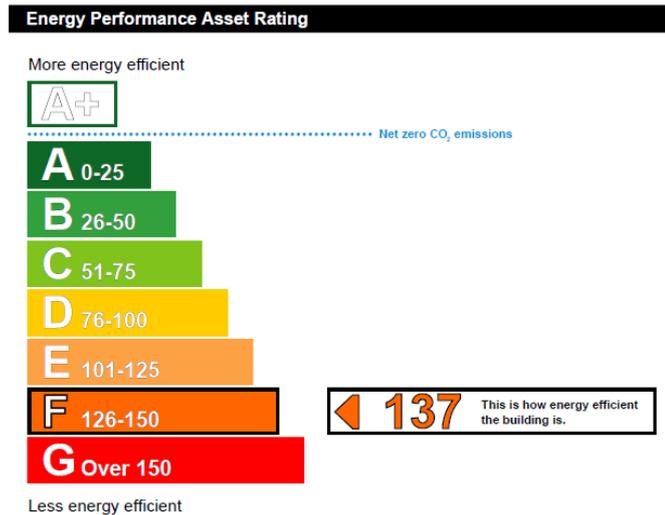
Second Floor –

- Door and staircase from the first floor landing lead up to the spacious, recently renovated owners' bedroom suite occupying the whole of the second floor.
- MASTER BEDROOM (4):** 20'1" x 12'8" max. Useful range of built-in eaves storage cupboards, door into walk-in wardrobe, further door into large storage cupboard, two Velux roof lights to the front aspect and one to the rear, exposed A-frames and purlins, door into the En Suite Bathroom.
- EN SUITE BATHROOM:** 8'9" increasing to 13'8" x 8'7". New white suite comprising a central bath with shower attachment, pedestal wash hand basin and close coupled W.C., partial mosaic tiling, built-in cupboards and drawers, tiled flooring, Velux roof lights on either side, fully glazed door with Juliet balcony to the rear enjoying country views, and further built-in cupboard.

THE APPROACH, OUTBUILDINGS, PLANNING, GARDENS & GROUNDS:

- THE APPROACH:** The property is approached along the B4310 road in the village of Brechfa, and has an entrance driveway at the side of the Garage/Workshop, leading to the large parking area at the rear with space for numerous vehicles. There is also parking space for two vehicles at the front of the property to the fore of the Garage/Workshop.
- The B4310 leads southerly to Nantgaredig and the A40 trunk road, and north-easterly to Abergorlech and Llansawel. The A48/M4-link road can be accessed about 9 miles from the property.
- DETACHED GARAGE/WORKSHOP:** 21' x 13'10". Situated to one side of the house, block built and rendered with a squared front elevation and a domed roof, vehicular up-and-over door to the front and off-road hardstanding to the fore, pedestrian door to the side, and connecting door (presently unused) to the adjoining Laundry/Utility Room. Power and lighting connected.
- LAUNDRY/UTILITY ROOM:** 14'2" x 8'3". At the rear of the Garage/Workshop with side door access, power and lighting connected, tiled floor, base unit and work surface, plumbing and space for a washing machine, stainless steel sink unit with single drainer, space for a tumble dryer, further almost full-width work surface, ample space for a fridge/freezer.
- REAR GARAGE/STORE:** 15'3" x 10'2". A further useful, secure garage/storage building, situated to the rear of the car parking area, with vehicular doors to the front, concrete floor, power and lighting connected.
- GARDENS & GROUNDS:** The house has an attractive full-width low-walled frontage with paved terrace area and gated access and step up with handrail to the front porch. There is a pedestrian gated archway at the side between the house and the Garage/Workshop leading through to the rear garden areas and the car park.
- To the rear of the house is a large enclosed covered terrace, accessible from the Conservatory, creating a most attractive sheltered seating area for relaxing and outside dining. There is also a raised stone-built ornamental fish pond for added interest, and steps leading up to the car parking area and a bed of mature shrubs with herbaceous borders. Beyond the parking area to the rear is a lawn beside the rear Garage/Store and various mature shrubs. The gardens and grounds are easy to maintain.
- OUTLINE PLANNING PERMISSION:** Outline Planning Permission No: E/32829 granted January 2016 for a 3 bedroomed dormer bungalow within the rear grounds.
- Full details can be obtained from the Carmarthenshire planning website www.carmarthenshire.gov.uk or the vendors' agent.
- BRECHFA FOREST:** Brechfa Forest is the largest area of Forestry Commission property in Wales, covering around 50 square miles, with forested hills, sparkling streams and river valleys, and unspoilt environments for wildlife, containing an extensive network of paths, tracks, and bridleways, winding forest lanes and extensive mountain-biking trails. The forest was a Royal hunting ground in the middle ages and it was originally an oak forest, although now it is mainly coniferous with a few stands of deciduous trees. The 'Forest Garden' area includes tree varieties from all over the world. Brechfa village became wealthy in bygone days by providing accommodation for the nobility and collecting tolls. Today the forest is used for wildlife conservation and recreation, as well as some timber production.

ENERGY PERFORMANCE:



SERVICES: We understand that the property is connected to mains water, mains electricity, and mains drainage. LPG gas fired heating and hot water system. Telephone (with broadband) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band “A”. Business Rates are applicable but the property currently enjoys 100% Discount ref Rural Rate Relief. (Carmarthenshire County Council)

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: By appointment with **PROFILE HOMES**



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NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor’s inspections and their Solicitor’s enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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