

Ref: 0dan56

Dan Y Bryn Coch, Llandyfan, Carmarthenshire, SA18 2TY.

A spacious light and airy 4 bedroom, (1en-suite), bungalow in the glorious Brecon Beacons National Park. Superb far reaching westerly countryside views.

Llandybie & Ammanford both 3 miles, Llandeilo 5 miles M4 8.8 miles, Swansea Centre 20 miles.



This light and airy bungalow was built, we are informed, in 1972 and a substantial extension, which benefits from underfloor heating, was added in the mid 1990's. The property is of block built cavity wall construction under a tiled roof. A verandah spans the front elevation of the bungalow from where far reaching countryside views and glorious sunsets can be enjoyed. The property as a whole would benefit from some cosmetic updating.

Accommodation: Entrance Hall, Kitchen/Breakfast Room, Spacious Lounge/Dining Room, Principal Bedroom with en-suite bathroom. 3 further Double Bedrooms and a family Bathroom.

Location: Rural but not isolated location within the Brecon Beacons National Park with a neighbouring property at the end of the no through road. The village of Llandybie is 3 miles away where there is a primary school, Co-op, chemist, and a further selection of independent shops and restaurants. More substantial shopping facilities, supermarkets and schooling can be found in Ammanford also 3 miles away. With an adjacent footpath, this is an excellent location for walking in the National Park where there are a network of trails and tracks to explore. Glynhir Golf Club is 1 mile away. The pretty town of Llandeilo is 5 miles distant and Swansea centre 20 miles with extensive shopping facilities, retail parks, a main line railway station and general hospital. Access to the M4 is 8.8 miles distant. The area has many visitor attractions, The Dinefwr Estate with National Nature Reserve comprises an Historic house, 18th-century landscaped parkland a medieval deer park and Castle, is on the westerly outskirts of Llandeilo. Aberglasney Gardens is only 7 miles away, and The National Botanic Garden of Wales is 11 miles distant. The stunning Gower Peninsular and the magnificent Cardigan Bay coast are both within an hour's drive.

Price : £365,000

THE BUNGALOW

With ample space and the possibility to create a self-contained annexe, this light and airy bungalow sits in generous grounds and benefits from wood effect framed uPVC double glazing, oil fired central heating and roof mounted solar panels which provide underfloor heating property extension. To the front there is a spacious veranda where far reaching westerly countryside views, stunning sunsets and black sky, pollution free starry skies can be enjoyed.

ACCOMMODATION –

- ENTRANCE HALL:** 19'4" x 4'6". Partially glazed front door that leads into the entrance hall. Exposed wood flooring. Built in cloaks cupboard.
- LOUNGE/DINING ROOM:** 21'9" x 12'. Picture window to the front aspect with lovely views. Fireplace with timber mantle and surround, housing a wood burning stove on a tiled hearth. French doors to the front verandah and an opening through to the kitchen.
- KITCHEN/BREAKFAST ROOM:** 13' x 8'6". A range of pine wall and base units, breakfast bar area with work surfaces over and stainless steel sink. Built in electric oven and LPG Gas hob. Space and plumbing for a washing machine and space for an upright fridge freezer. Larder cupboard and window to the rear.
- INNER HALLWAY:** 16'5" x 3'2". A small lobby from the kitchen leads to the inner hallway proper, which has exposed wood flooring, window to the rear, ceiling downlights, access to a cupboard housing the hot water cylinder for the under floor heating, and doors to:-
- PRINCIPAL BEDROOM:** 21'6" x 10'8". Particularly spacious bedroom, dual aspect with front and side windows and French doors leading onto the front verandah. Ceiling downlights, exposed wood flooring and door to the en-suite bathroom.
- EN-SUITE BATHROOM:** 8'6" x 7'. White suite comprising bath with shower over, low level W.C., pedestal wash hand basin. Ceiling downlights, window to the rear and side.
- BEDROOM 2:** 10'7" x 8'2". Window to the front. Exposed wood flooring.
From the main entrance hall, doors to:-
- BEDROOM 3:** 12' x 9'10". Window to the front. Built in wardrobe recess.
- BEDROOM 4:** 12'1" x 10'. Window to the side, built in open fronted wardrobe.
- BATHROOM:** 12'1" x 8'. White suite comprising bath, shower enclosure, pedestal wash hand basin and low level W.C. Window to the rear. Cupboard housing the oil fired boiler.

FLOORPLAN to follow

EXTERNALLY

- THE APPROACH:** The property is located off a council maintained lane that also serves a neighbouring smallholding/equestrian holding that has a small family run holiday business on site. (They are under the same ownership).
- GARDENS:** Predominantly large areas of lawn with potential for the new owners to landscape as required.
- SERVICES:** We understand that the property is connected to mains electricity part fed by roof mounted solar panels with grid feed-in, mains water, a private drainage system, oil fired central heating and the extension benefits from immersion heater powered underfloor heating. B.T. Telephone not currently connected but available close by and should be available to purchasers subject to the usual connection arrangements. Mobile Broadband speed provision on the day we tested was C. 50 Mb download and 10Mb upload.
- COUNCIL TAX:** We understand that the property is within council tax band D (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:

**Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
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ENERGY PERFORMANCE GRAPH: -

To follow

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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