

## Bryn Capel Gwynfe, Llangadog, Carmarthenshire, SA19 9RE

### Offers In The Region Of £485,000

A wonderful Period former farmhouse set in lovely location in this popular National Park village standing in spacious grounds from where there are fabulous views towards the Black Mountain over rolling farmland. The property has been the subject of much refurbishment where every attempt has been made to retain and

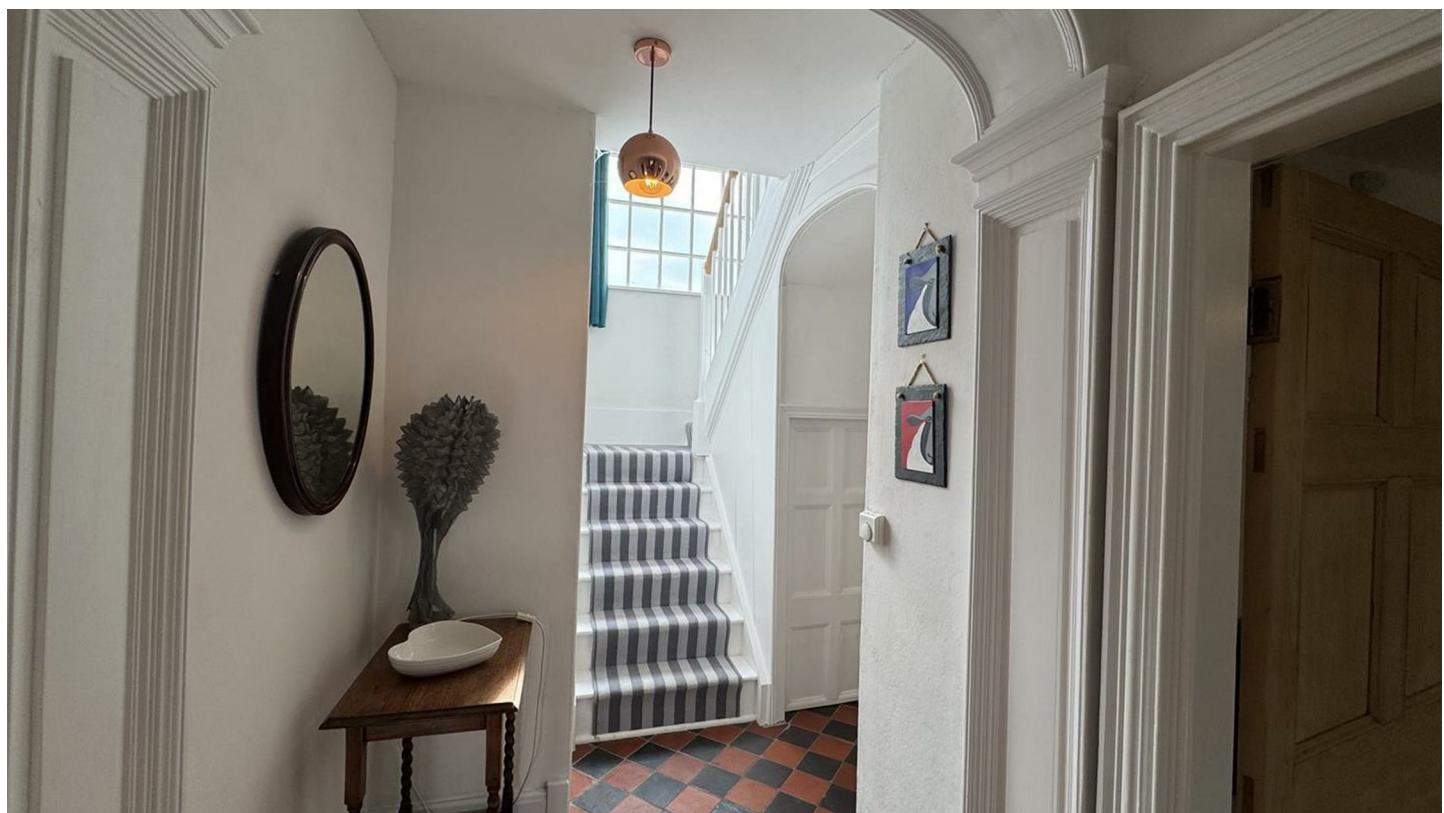
enhance the many lovely original features whilst providing a home with light and airy contemporary flair. The accommodation provides: Reception Hall; Lounge with feature fireplace; Dining Room with fireplace; Kitchen/living room; Cloakroom; Utility Room; Galleried landing. Main Bedroom with en suite; 3 further

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bedrooms, one with spacious mezzanine and family bathroom. Spacious attic room. Oil fired and electric heating, UPVC double glazing. Spacious vehicular courtyard leading to detached garage/workshop. Extensive lawned gardens with small orchard area. Planning consent for a detached garage. A delightful home worthy of immediate inspection, book a viewing today.



Council Tax Band: F



## RECEPTION HALL

15'8" x 4'9"

Attractive colour glazed entrance door. Stairs to first floor. Quarry tiled floor. Radiator.

## ANOTHER HALL ASPECT

### LOUNGE

23'9" x 13'9"

Wood burner stove on stone hearth in feature surround with bread oven. French doors to rear courtyard. Wall shelves. Oak floor. Secondary fireplace. 3 Radiators.

## ANOTHER ROOM ASPECT

## A FURTHER ROOM VIEW

### DINING ROOM

13'7" x 11'2"

Wood burner stove in feature stone surround fireplace exposed beam above. Limestone floor with electric underfloor heating. Radiator.

## ANOTHER ROOM ASPECT.

### KITCHEN/LIVING ROOM

23'11" x 9'4"

Belfast sink unit with mixer tap set in attractive range of free standing cupboards. Plumbing for dishwasher. Cuisine electric range with Stoves extractor hood above. with tiled splash back. Ceiling downlighting. French doors to rear courtyard. Limestone floor with electric underfloor heating.

## ANOTHER ROOM ASPECT..

## A FURTHER ROOM VIEW.

### UTILITY ROOM

9'9" x 6'7"

Plumbing for automatic washing machine. Ceiling downlighting. Limestone floor with electric underfloor heating. Radiator

### CLOAKROOM

5'10" x 2'7"

Low level WC. Hand basin with mixer tap. Radiator

## FIRST FLOOR

### GALLERIED LANDING

27'0" x 2'7" (11'2" max)

Attractive balustrade. Pine panelled floor. Stairs to first floor. Access to under stairs cupboard. Radiator.

### MAIN BEDROOM

19'8" x 12'0"

Decorative fireplace. Pine panelled floor. 2 Radiators.

## ANOTHER ROOM ASPECT...

### EN-SUITE

11'2" x 10'2"

A room with a view! Freestanding bath with shower mixer tap. Pedestal hand basin with mixer tap. Low level W.C. Shower in tiled and glazed cubicle. Decorative 'duck nest' grate in feature surround. Pine panelled floor. Ceiling downlighting. 2 Radiators..

## ANOTHER ROOM ASPECT....

### BEDROOM

12'3" x 12'1"

Pine floor boards. Radiator

## ANOTHER ROOM ASPECT.....

### BEDROOM

11'9" x 9'2"

Vaulted beam ceiling with stairs to mezzanine. Radiator

### MEZZANINE FLOOR

11'1" x 9'5"

Built in cupboards. Skylight with fabulous views. Beamed ceiling.

## ANOTHER ASPECT

### BEDROOM

9'10" x 7'11"

Decorative 'duck nest' grate in feature surround. Pine floor boards. Radiator.

### BATHROOM

11'6" x 9'2"

Panelled bath with shower above and slate tiled surround with glazed screen. Pedestal hand basin and low level WC. Slate floor. Built in linen cupboard with shelves and heater. Electric underfloor heating. Radiator.

## A VIEW FROM THE BATHROOM

### ATTIC

32'10" x 12'9"

Vaulted beam ceiling. Pine panelled floor.

### OUTSIDE

Bryn Capel stands in attractive grounds at the centre of this popular village. A gravel driveway leads to a spacious vehicular courtyard and onward to the garage/workshop.

## REAR COURTYARD AND PATIO

A pretty courtyard providing a wonderful setting for outside living. Beyond this is a lawned garden which leads on to a larger area of lawn and orchard from where there are fabulous views towards the Black Mountain.

### SERVICES

We are advised that the property is connected to mains electric, water and drainage

### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

### COUNCIL TAX

We are advised that the property is in Band 'F'

### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

### VIEWING

By appointment with Morgan Carpenter 01558 821269

### WEBSITE

View all our properties on: [www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk) & [www.zoopla.co.uk](http://www.zoopla.co.uk)



## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	