



Glanddu, Broad Oak, Carmarthen, Carmarthenshire, SA32 8QS

Offers in the region of £335,000

A Delightful smallholding of 5 acres or thereabouts set in wonderful rural location in small courtyard with two other properties a short distance from the popular hamlet of Broad Oak and comprising Period farmhouse residence standing in mature grounds. The accommodation provides: Entrance Porch; Sitting Room with feature stone fireplace; Dining Room with fireplace; Kitchen/Living Room; Conservatory; Wet Room; 4 Bedrooms and Bathroom Room. Oil fired central heating. Part Upvc Double Glazing. Vehicular courtyard. Attractive established garden with many wonderful trees and shrubs. Small store shed. 2 Productive pasture paddocks. Viewing highly recommended.

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ENTRANCE PORCH 6'2" x 4'0" (1.88m x 1.22m)

SITTING ROOM 17'2" x 15'11" (5.25m x 4.86m)



Cast iron multi-fuel stove set in feature stone surround fireplace with exposed beam-work. Exposed ceiling beams. Stairs to first floor. Radiator.

ANOTHER ROOM ASPECT



DINING ROOM 15'11" x 12'4" (4.87m x 3.78m)



Colour washed stone walls with decorative fireplace. Exposed ceiling beams. Wall lights. Radiator.

ANOTHER ROOM ASPECT

KITCHEN/LIVING ROOM 25'9" x 8'7" (7.86m x 2.62m)



Stainless steel sink unit set in granite work-surface with chrome mixer tap. Classic 5 burner dual fuel range. Hand crafted base and glazed display cupboards. Patio doors to conservatory. Plumbed for automatic washing machine and dish-washer. Colour washed stone walls. Terrazzo tiled floor. Oil fired boiler for heating requirements.

ANOTHER ROOM ASPECT



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WET ROOM 4'7" x 4'6" (1.42m x 1.39m)

FIRST FLOOR



Fully tiled floor and walls. White enamel towel heater.

CONSERVATORY 19'10" x 9'1" (6.05m x 2.79m)



Stone tiled floor.



LANDING 10'9" x 10'0" (3.29m x 3.05m)



Attractive balustrade. Built in Airing cupboard with hot water cylinder. Access to attic.

BEDROOM 16'2" x 10'9" (4.94m x 3.29m)



Built in wardrobes. Radiator.

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ANOTHER ROOM ASPECT



BATHROOM 9'11" x 8'7" (3.03m x 2.64m)



BEDROOM 10'9" x 10'0" (3.28m x 3.05m)



Panelled bath, pedestal hand basin and low level W.C. Shaver socket and vanity light. Painted floor boards. Radiator.

OUTSIDE



Recess with shelves.

BEDROOM 16'1" x 9'7" (4.92m x 2.93m)



The property is approached directly from the county road that leads to a vehicular courtyard, shared with the two adjoining properties.

Radiator.

BEDROOM/OFFICE 8'4" x 7'10" (2.56m x 2.39m)

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GROUNDS



Glanddu stands in wonderful mature grounds that are well stocked with a superb array of trees and shrubs that provide a lovely array of colour and form throughout the seasons.

LAND



The land is arranged in two paddocks to the rear and side of the house. The front enclosure has county road front with a gated access from the road. The land is well fenced and hedged and is laid to pasture that is capable of good yields of quality fodder.

SERVICES



We are advised that the property is connected to mains electricity and water. Private 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 'E' and that the liability for the year 2017/18 is £1754

EDUCATION



A wide range of state schools are to be found in Cwrt Henry, Llandeilo, Ffairfach and Carmarthen - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

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SPORTING AND RECREATIONAL



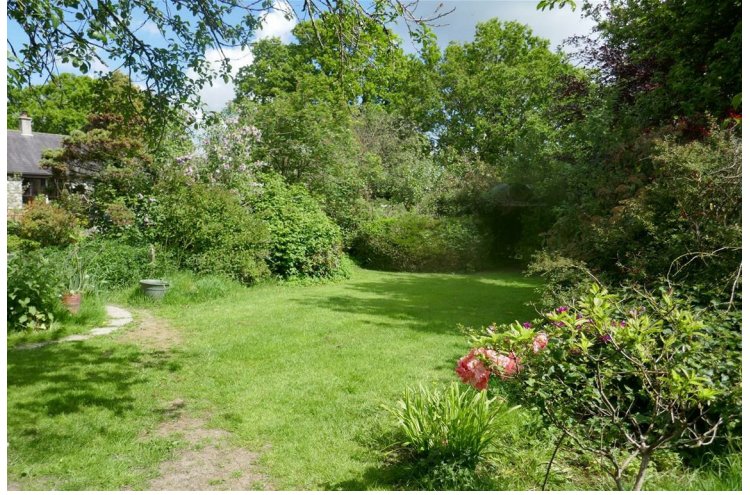
There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Hunt. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Carreg Cennen castle, Dinefwr Park, Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION



Glanddu enjoys a lovely rural location approximately 3 miles from the A. 40 with easy access to the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 14 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS



From Llandeilo the property is located by taking the A.40 towards Carmarthen for almost 2 miles. Take the right hand turning just after the 'Cottage Inn' signposted to Capel Isaac, proceed on this road for just over a mile then turn left for Broad Oak, turn almost immediately right and follow this lane for approximately 1/4 mile when property will soon be found on the right left side.

VIEWING



By appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

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These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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 IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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.

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HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

WEBSITE ADDRESS

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