

# John. Francis

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**NEW PRICE**



## **Bryn Gelli, Porthyrhyd, Porthyrhyd SA32 8PP**

**Offers in the region of £479,950**

**Elegant, Spacious, Split Level Detached Property With Rural Views**

**4/5 Bedroom, 3/4 Receptions and Games Room  
Village Location With Superb Established Gardens  
Games Room/ Garage Suitable As Annex (STP)**

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**NWT/HJ/35491/070814**

## **DESCRIPTION**

Occupying an elevated position in a quiet location at the end of a no-through road within the village of Porthyrhyd, a generously proportioned split level detached property offering spacious and flexible family accommodation. The property benefits from double & triple glazing, oil central heating, triple garage, games/snooker room, 4 reception rooms, four bedrooms, one with en suite bathroom. The house is surrounded by well maintained grounds stocked with mature trees and shrubbery, superb water feature and enjoys rural views. Viewing is highly recommended in order to fully appreciate the accommodation Bryn Gelli has to offer. **NO ONWARD CHAIN.**

Porthyrhyd provides a P.O. with day to day shopping and is conveniently located for access to the A48 into Cross Hands with shopping facilities whilst the County and market town of Carmarthen offers good shopping amenities with national retail stores, theatre, leisure centre and bus and rail station 7 miles. The National Botanical Garden of Wales is approximately one mile distance. Popular convenient location

## **SOLAR PANELS**

See below some information regarding the C/H, hot water, solar thermal and solar PV system;

Oil Fired C/H and hot water

Fully pressurised domestic hot water system 300 litre twin coil hot water tank

40 Evacuated Tube Barilla Solar thermal panels and Resol Pump station as primary energy source of hot water

4Kw Sharp Photovoltaic Solar system with Fronius Inverter (Inverter warranty through 2031). Higher rate FIT, approximate income £1600 per annum and household electricity cost reduction of £600 per annum. Net combined solar, heating and electricity costs approximately £850 per annum.

## **ADJOINING PLOT**

There is an adjoining building plot with planning which is

available under separate negotiation. Further details from the vendor.

## **HALLWAY**

22'10 x 12'1 (6.96m x 3.68m)  
Entered via a triple glazed entrance door with a side screen with lead and coloured motif, 2 radiators, 2 ceiling roses, decorative coving, 2 feature windows with lead and coloured motif, doors to;

## **BEDROOM 4**

15'8 x 11'8 (4.78m x 3.56m)  
Double glazed patio doors to rear, radiator, ceiling rose, decorative coving.

## **DINING ROOM**

15'8 x 13' (4.78m x 3.96m)  
Double glazed patio doors to rear, radiator, ceiling rose, decorative coving, door to;

## **KITCHEN/ BREAKFAST ROOM**

23'11/15'9 x 17'9/6'7 (7.29m x 5.41m)  
Extensive range of Schmidt base and drawer units with worktops over, matching wall cupboards incorporating leaded display cabinet and plate rack, 1½ bowl single drainer sink unit with Franke mixer tap and plinth with spotlights over, eye level microwave oven with cupboard over and drawer below, 1.1m STOVES cooking range with induction hob over, stone mosaic surround. Step up to breakfast area with base and drawer units with worktops over forming breakfast bar, fitted dish washer, plinth lights, integrated fridge & Semi integrated dishwasher, 2 double glazed leaded windows to rear with rural views, double glazed window to side, localised stone mosaic wall, plinth lights spotlights to ceiling, door to main hallway. Further base and drawer units & large integrated fridge with feature arched internal window over through to inner hall, door to;

## **UTILITY ROOM**

10'8 x 7'9 (3.25m x 2.36m)  
Range of base and wall units with worktops over and matching wall cupboards, single drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, localised wall tiles tiled floor, space for fridge/freezer, double glazed door with

lead and colour motif and leaded window to side, door to;

## **WALK IN AIRING CUPBOARD**

8'10 x 5'8 (2.69m x 1.73m)  
Shelving, access to loft, feature decorative archway to;

## **INNER HALLWAY**

9'11 x 8'5 (3.02m x 2.57m)  
Radiator, feature brick wall, door to;

## **CLOAKROOM**

8'9 x 5'10 (2.67m x 1.78m)  
Feature arch, tiled vanity bar with mirror and spotlights over, radiator, archway through to low level WC, tiling to dado, double glazed window to side.

## **LOUNGE**

21'10 x 17'9 (6.65m x 5.41m)  
Double glazed patio doors to front with rural views, ornate feature fire place housing electric fire, black Marble hearth, 2 radiators, ceiling rose, decorative coving.

## **FIRST FLOOR LANDING**

Radiator, doors to;

## **BEDROOM 1**

23'7 x 11'4/15'4 (7.19m x 3.45m)  
2 triple glazed leaded windows to front with rural views, 2 radiators, range of built in wardrobes and large wail in wardrobe, dressing table unit, door to;

## **EN SUITE BATHROOM**

11'8 x 9'8 (3.56m x 2.95m)  
Panel bath with mixer tap and hand held shower attachment, low level WC, bidet, pedestal wash hand basin, tiled shower cubicle, radiator, localised wall tiles, triple glazed window to side.

## **BEDROOM 2**

4.1 x 3.3 (13'5" x 10'10")  
Triple glazed windows to rear with rural views, radiator, door to landing and to;

## **WET ROOM**

3. x 1.85 (9'10" x 6'1")  
With enclosed wall mounted WC, Semi pedestal washbasin, chrome towel warmer, Aqualisa llux high pressure shower (1.4m x 0.9m), Warmup underfloor heating, PIR/timer controlled ventilation and spot lighting.

## **BEDROOM 3**

13'4 x 9'10 (4.06m x 3.00m)

Triple glazed leaded window to rear with rural views, radiator. Schreiber fitted wardrobes, bed side cabinets and twin chest of drawers.

#### **BEDROOM 5/STUDY**

3. x 2.4 (9'10" x 7'10")

Double Glazed window to side

#### **SNOOKER ROOM**

25'6 x 23'7/19'4 (7.77m x 7.19m)

Double glazed French doors to rear with rural views, 2 double glazed windows to side, tiled drinks bar area, 2 radiators, doors to;

#### **INTEGRAL TRIPLE GARAGE**

With 3 up and over doors, two with remote control entry, one double glazed window to side, door to side, lighting, floor standing Trianco oil fired central heating boiler. Separate WC and wash hand basin to garage three.

#### **NEW ROOM**

#### **SERVICES**

We are advised that mains water electricity and drainage are connected to the property. Oil fired central heating

#### **EXTERNALLY**

Superb gardens with opening onto tarmac driveway leading to integral garage. Stone flag steps, front seating area with side borders, stocked with mature plants, shrubs and small conifers up to main entrance which is beneath a feature stone arched porch with tiled floor. Stone slabbed patio area with wrought iron surround railings, the patio area leads onto decked area overlooking decorative stoned stream, flowing into split level 5000 gallon Koi pond heavily stocked with water plants. Membraned hard landscaping to front and side

with mature shrubs and perennial flowers. Terraced garden with path leading to Chinese style gazebo at elevated position with views of the Gwendraeth valley. Archway leads to covered seating area with feature arched glazed window and a further 2 archways out onto the rear & Stone flag patio seating area. Steps down onto rear lawn and a variety of mature bushes, shrubs and trees. The lawn extends around to the far side of the property with more shrubs, bushed and conifer boundary. Oil storage tank. Rear garden leads to extended Tarmac driveway parking area.

#### **VIEWING**

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

#### **OUR OFFICE HOURS**

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

#### **TENURE**

We are advised that the property is Freehold

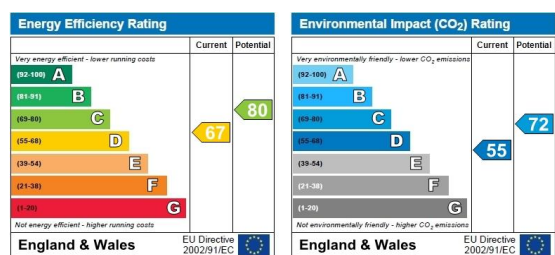
#### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

#### **DIRECTIONS**

From Carmarthen, travel on the A48 towards Cross Hands. After approx 7 miles take the slip road off, sign posted National Botanical Garden of Wales and Porthyrhyd. At the roundabout turn right into the village and after approx 200 yds take a left turning just before the bridge, follow the road up and the property will be located on the left hand side.

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