



Fron Fras Bronwydd Arms, Carmarthen, SA33 6JG

Offers in the region of £345,000

A 13 acre smallholding enjoying a convenient location on the A484 a short drive to the village of Bronwydd, famed for the Gwili Railway Line, which runs along the boundary, and situated 5 miles from the market and administrative town of Carmarthen.

A traditional stone built house in need of some updating, has the benefit of double glazing, oil fired central heating and briefly comprises kitchen/dining room, lounge, 2 further reception rooms presently used as bedrooms, utility room and bathroom with 3 bedrooms and bathroom on the first floor.

There is an adjoining workshop, a range of stables and store sheds, a yard and a modern workshop together with land comprising pasture and woodland amounting in all to 13 acres.

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DIRECTIONS

Travel out of Carmarthen on the A484 for Newcastle Emlyn. Pass through the village of Bronwydd, on through Cwmdwyfran and Fron Fras will soon be found on your left hand side

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

KITCHEN/DINING ROOM 14'11" x 9'10" (4.57m x 3.00m)



Fitted with a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, windows to front and rear elevation, UPVC double glazed entrance door and radiator. Door to Lounge



LOUNGE 15'3" x 9'4" (4.66m x 2.85m)



Window to front elevation, multi fuel stove with slate hearth, red and black quarry tiled floor and radiator. Door to rear utility and door to reception hallway



RECEPTION HALLWAY

Glazed exterior front door, stairs to first floor and doors off to:

RECEPTION ROOM 13'5" x 4'11" (4.10m x 1.52m)

Currently used as a bedroom with window to front, radiator dado rail and recess with shelving

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RECEPTION ROOM 13'3" x 9'8" (4.04m x 2.95m)



Currently used as a bedroom with window to rear, radiator and feature fireplace, under stairs recess and access to utility room.

UTILITY ROOM 14'2" x 4'9" (4.32m x 1.47m)

UPVC double glazed exterior door to rear, Worcester oil fired boiler, radiator and plumbing for washing machine. Door to bathroom

BATHROOM 9'4" x 4'9" (2.86m x 1.47m)



Panel bath with Triton shower over, WC and wash hand basin, part tiled walls, tiled floor, radiator and window to rear

FIRST FLOOR

Half landing with radiator and window to rear. Main landing with doors off to:

BEDROOM 1 15'7" x 9'2" (4.77m x 2.80m)



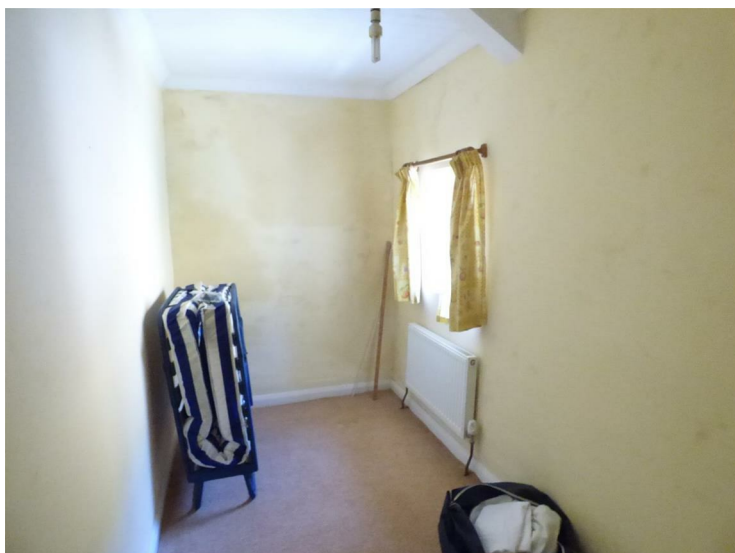
Window to front and radiator

BEDROOM 2 11'3" x 10'1" (3.44m x 3.08m)



Window to front and radiator

BEDROOM 3 13'4" x 5'2" (4.07m x 1.58m)



Window to rear and rear

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BATHROOM



WC, wash hand basin, panel bath with Triton shower over, radiator, window to front and access to loft space

ADJOINING WORKSHOP 17'0" x 11'5" (5.19m x 3.50m)

Formerly used as a sadlers workshop but would lend its self to addition accommodation to the main dwelling

EXTERNALLY



Paved patio to front with hedge boundary. Good parking space and lawned garden to rear with a pond



STABLES/OUTBUILDINGS



Gated access leads to a further parking area and the 3 timber built stables/outbuildings

YARD



Opposite the house is a gated access to a level yard and workshop which borders the Gwili railway line

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identification one being photographic evidence i.e drivers licence and the other 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.

OFFICES

Carmarthen Office 01267 236363 Llandeilo Office 01558 822468
Cross Hands Office 01269 845576 or out of hours number
07789716520

WEB SITES

View all our properties on www.bjpc.com
www.rightmove.co.uk, [onthemarket](http://onthemarket.com) and www.zoopla.co.uk

THE LAND



The land is sloping comprising pasture and woodland amounting to 13 acres or thereabouts

SERVICES

Mains water, electric and private drianage. Oil central heating

COUNCIL TAX

We are advised that the Council Tax Band is

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their 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.

OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of

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

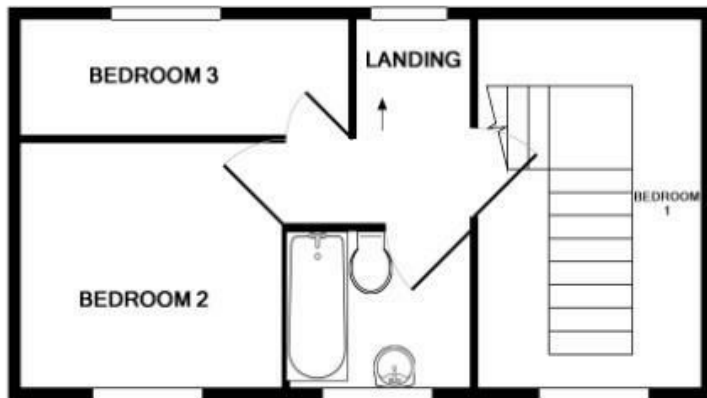
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1275 SQ.FT. (118.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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H.M. LAND REGISTRY

TITLE NUMBER

WA 676345

ORDNANCE SURVEY
PLAN REFERENCE

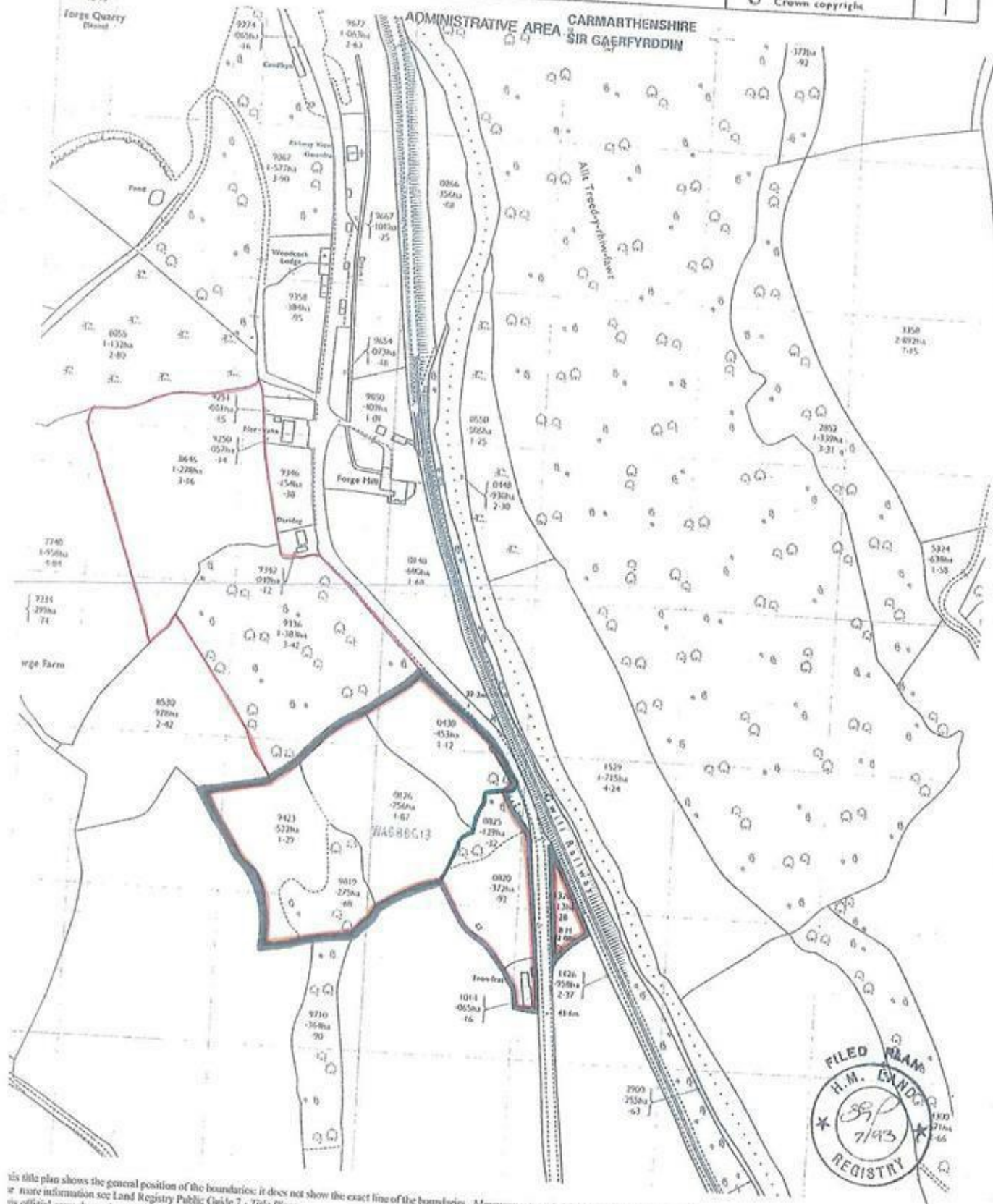
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Scale
1/2500

COUNTY DYFED

DISTRICT CARMARTHEN

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This title plan shows the general position of the boundaries; it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans. This official copy shows the state of the title plan on 16 October 2006 at 14:37:56. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD222728. This title is dealt with by the District Land Registry for Wales.