



## **Brynarlais Old Road, Llansteffan, Carmarthen, SA33 5JJ**

**Offers in the region of £330,000**

An impressive traditional double fronted semi detached house located in the popular and sought after coastal village of Llansteffan. The village offers a good range of amenities for day to day needs including shop, public houses and primary school as well as being within walking distance of the beach and Llansteffan Castle. The county town of Carmarthen is 9 miles with its shopping centre, schools, university, hospital and main line railway station.

The accommodation, which is on 3 floors, is well presented and maintained, offers charm and character with many original features. It has the benefit of both oil central heating and electric heaters, part double glazing and briefly comprises reception hallway, dining room, lounge, cloakroom, kitchen/breakfast room and garden room, there are 2 double bedrooms, bathroom and shower room as well as a study and sitting room on the first floor with a further 3 bedrooms on the 2nd floor where you have views toward the Church and Estuary beyond.

Workshop/studio, log store and summer house together with stunning cottage garden and good off road parking.



# Old Road, Llansteffan, SA33 5JJ

## DIRECTIONS

From Carmarthen take the B4312 via Johnstown, on through Llangain and continue to Llansteffan. Carry on up High Street and at the end of this street keep straight ahead into Old Road and Brynarlais will soon be found on your right

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### ENTRANCE VESTIBULE

Front entrance door, tiled floor and part glazed door leading into the reception hallway

### RECEPTION HALLWAY



Exposed wood flooring, electric heater and dado rail, Doors off to

### DINING ROOM 13'5" x 10'6" (4.11m x 3.22m)



Window to front elevation, recess with storage cupboard, electric heater and walk in storage cupboard with shelving, coved ceiling

### LOUNGE 20'11" x 11'0" (6.40m x 3.37m)



Window to front elevation, 2 electric heaters and radiator, attractive fireplace with wood surround, tiled and cast inset and housing an oil fired heater. Door to rear courtyard



### INNER HALLWAY

Tiled floor and doors off to:

### CLOAKROOM



With WC and wash hand basin, radiator and window to side elevation

### LARDER 7'8" x 5'3" (2.34m x 1.61)

Walk in larder with shelving, tiled floor and under stairs storage



# Old Road, Llansteffan, SA33 5JJ

KITCHEN/BREAKFAST ROOM 14'9" x 16'4" (4.51m x 4.98m ) FIRST FLOOR



Fitted with a good range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, plumbing for dishwasher and washing machine, electric oven and hob, UPVC double glazed window to side, door to garden room, built in china cupboard. Rayburn oil fired cooking range heating the domestic hot water and central heating



Landing with radiator, stairs to 2nd floor and doors off to:

## BEDROOM 1 14'9" x 10'4" (4.51m x 3.17m)



2 Windows to front, picture rail, radiator, wall lights, exposed wood flooring and built in wardrobes to one wall





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**SITTING ROOM 13'6" x 10'1" (4.14m x 3.08m)**



Window to front, fireplace with wood surround, cast inset and tiled hearth housing a Montrose multi fuel stove, exposed wood flooring and opening to study

**STUDY 10'1" x 6'0" (3.09 x 1.85)**



UPVC double glazed window to side elevation and exposed wood flooring

## REAR LANDING

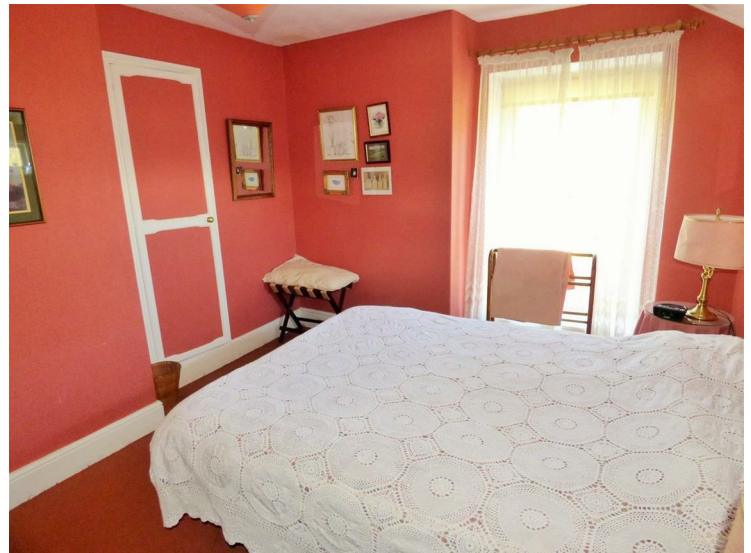
With airing cupboard housing the hot water cylinder and doors off to:

**SHOWER ROOM 6'8" x 5'1" (2.05m x 1.57)**

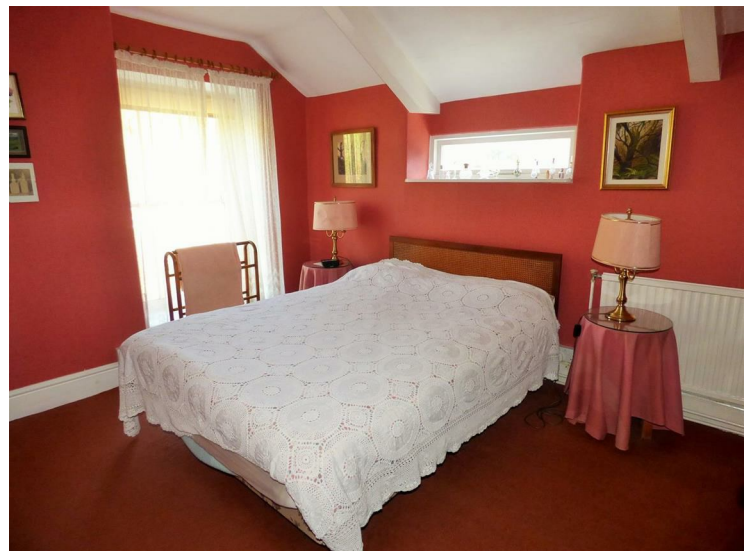


WC, wash hand basin, corner shower enclosure, radiator, 2 sky light windows and part tiled walls

**BEDROOM 2 13'0" x 10'2" (3.98m x 3.12m)**



Windows to rear, radiator and built in wardrobe





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**BATHROOM 8'8" x 8'7" max (2.66m x 2.63m max)**

**VIEW**



Panelled bath with shower attachment, WC and wash hand basin, UPVC double glazed window to rear, radiator and access to loft space

## 2ND FLOOR



Landing with window to side elevation, exposed beams, access to loft space and doors off to:

**BEDROOM 3 10'7" max x 10'9" (3.25m max x 3.29m)**



UPVC double glazed windows to side and front elevation with views towards the Church and estuary, electric heater, exposed beams and exposed wood floor, built in wardrobe



**BEDROOM 4 12'11" x 10'9" (3.94m x 3.30m)**



2 UPVC double glazed windows to front, built in storage cupboard/wardrobe, electric heater and exposed wood floors.

**BEDROOM 5 11'9" max x 8'5" (3.60m max x 2.58m)**



UPVC double glazed window to side elevation, built in cupboard, recess with shelving and cupboard below, exposed wood floor



# Old Road, Llansteffan, SA33 5JJ

**GARDEN ROOM 8'2" max x 14'4" (2.49m max x 4.37m)**

**EXTERNALLY**



With a stainless steel sink unit, exterior door and UPVC double glazed windows, tiled floor and doors to storage room and utility room. Door to workshop

**WORKSHOP/STUDIO 10'11" x 9'9" (3.33m x 2.98m)**



With exterior door to rear



Front with railings, a pillared and gated entrance . To the side is a parking area with space for 4/5 vehicles.

Door from the parking area leads to the courtyard to the side of the dwelling with steps up to a delightful cottage garden with fully stocked borders than runs along the side and rear of the house and backs on to farmland.

There are terraces, a summer house and a vegetable plot all of which are superbly maintained and can only be appreciated by viewing.

There are 2 oil tanks serving the Rayburn and the oil heater together with a log store.





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SERVICES

Mains water, electric and drainage

COUNCIL TAX

We are advised that the Council Tax Band is F

FLOOR PLANS

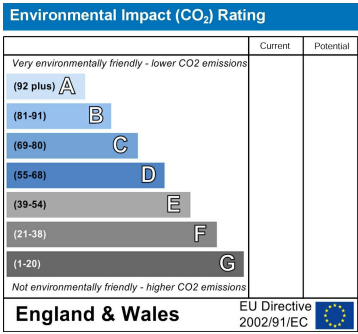
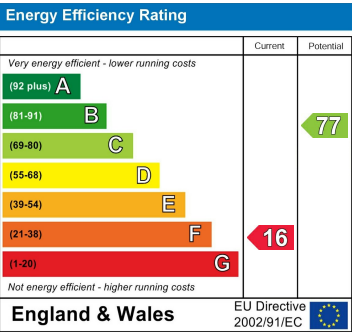
Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate. NOT TO SCALE

NB

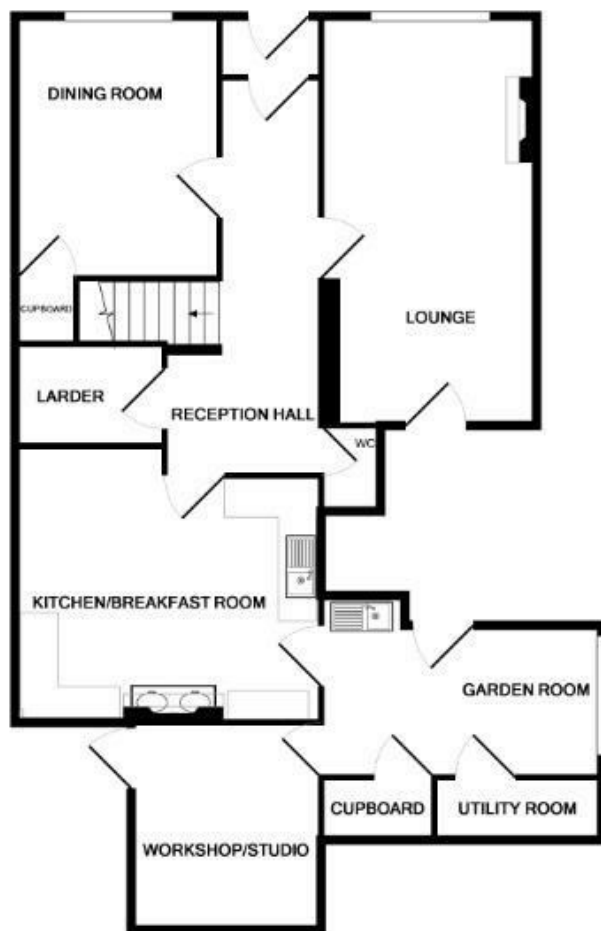
These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved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

OFFICES

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







GROUND FLOOR  
APPROX. FLOOR  
AREA 1075 SQ.FT.  
(99.8 SQ.M.)

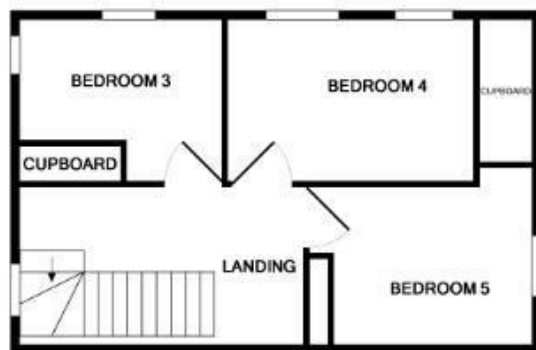


1ST FLOOR  
APPROX. FLOOR  
AREA 829 SQ.FT.  
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2362 SQ.FT. (219.5 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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2ND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)

