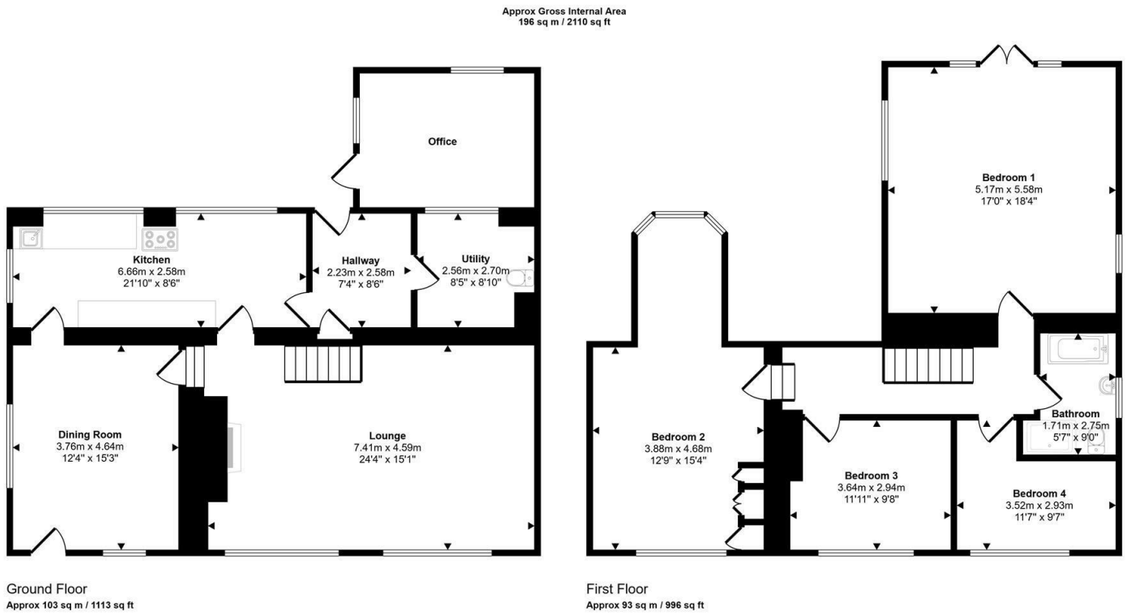


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Oil

ref: IK/LLE/ APRI / 25/DRAFT

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

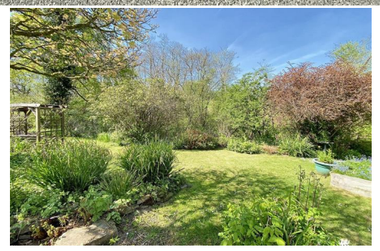
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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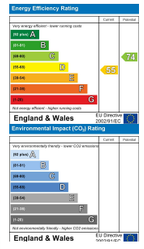






Union Hall Brechfa, Carmarthen, Carmarthenshire, SA32 7RA

- CHARACTER DETACHED COTTAGE
- TWO RECEPTION ROOMS
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- MATURE GARDENS, 1/4 ACRE APPROX.
- DRIVEWAY PARKING
- DESRIABLE RIVERSIDE PROPERTY
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- IDEAL FAMILY HOME
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The Agent that goes the Extra Mile





















This beautiful character riverside cottage, is situated in the pretty village setting of Brechfa, Carmarthenshire. Boasting an abundance of charm throughout, the property would make a brilliant family home. With lovely countryside walks right on your doorstep, the character cottage would also be ideal for nature lovers or those looking to live in a semi-rural location. Viewing is highly recommended to appreciate its setting!

Upon entering the cottage into the first of two reception rooms, this space is currently used as a formal dining room, ideal for entertaining guests. Steps lead down into the modern gallery kitchen, which enjoys views overlooking the mature gardens. The living room is the heart of the home and features a fire place with log burning stove. The ground floor also accommodates a utility room and a home office which is accessed externally. The first floor provides a family bathroom, and four double bedrooms, two of which have Juliet balconies overlooking the garden and river.

Externally, there is driveway parking to the side, with gates opening into a gravelled courtyard offering further parking space and a detached garage/workshop. The property is set within mature gardens, home to a variety of plants, trees and shrubs. Ideal for any keen gardener or for those who love the outdoors, the idyllic setting is a must see. With a greenhouse, summer house, there is also a patio area also providing space for outside seating. You can really envision those summer evening relaxing, listening to the river, and enjoying the summer sun.

The property sits in the vibrant community village of Brechfa within the beautiful Cothi Valley with Brechfa Forest on the doorstep which is used by mountain bikers, horse riders, walkers etc. Within the village is a pub/restaurant, church and church hall where many community functions are held. Daily bus service (and school buses) to Carmarthen which is approximately 10 miles (20 minutes drive) by A and B roads.







DIRECTIONS

From our Office on Dark Gate Carmarthen, Follow Lammas St to Morfa Ln/B4312. Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto A4242. Go through 1 roundabout. Turn right onto A484. At the roundabout, take the 1st exit onto Heol Llangynnwr/A484. At the roundabout, take the 2nd exit onto A40. At the roundabout, take the 2nd exit and stay on A40. Turn left onto B4310 and continue to follow road for approx 6.6 miles. The property will be on the left hand side.
What/Three/Words:///ribs.closer.hacksaw

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.