



## **Brychan Llangynin, Carmarthen, SA33 4JZ**

**Starting Bid £260,000**

FOR SALE BY SECURE SALE ONLINE BIDDING (Terms & Conditions Apply) 19th August 2025

Welcome to this charming detached house located in the picturesque village of Llangynin, Carmarthen. This spacious family home boasts 5 bedrooms and 2 bathrooms, perfect for a growing family. With 3 reception rooms, including a spacious living room, a bright sitting room and conservatory there is plenty of space for everyone to relax and unwind.

The kitchen/dining area is ideal for family meals and entertaining, with ample space for everyone to gather around.

Situated in a semi-rural location, this home offers stunning views of the surrounding countryside, providing a peaceful and tranquil setting. The useful workshop is a great addition for those who enjoy DIY projects or need extra storage space.

Outside, the secluded garden offers a lovely space to enjoy the outdoors, whether it's for gardening, playing with children, or simply relaxing. Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the beauty and comfort this house has to offer.

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## LOCATION AND DIRECTIONS



Situated on the periphery of the village of Llangynin, 3 miles from St Clears which offers an excellent range of amenities for day to day needs including a Primary school, doctors and vets surgeries, supermarkets as well as more traditional local shops and eateries, leisure centre and nearby is Lletty Cynin a popular destination for swimming, gym, spa and restaurant.

The market and administrative town of Carmarthen is 10 miles from St Clears where you have a excellent shopping facilities, restaurants and cinema, the West Wales general hospital, University, train station as well as easy access on to the A48/M4.

Nearby is the renowned historical township of Laugharne famed for its estuary, Norman Castle and Dylan's Thomas's Boat House and further along is the famous Pendine Sands.

**DIRECTIONS:-** From Carmarthen take the A40 West to St Clears. From here take the road signposted Llangynin, (passing the spar and bakery) Fork right on to Llangynin Road and travel on this road to the Village. Travel through the village and Brychan will be the last property on the right as you leave the village.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### ENTRANCE PORCH

UPVC double glazed with double entrance door and full glazed door to Rec Hallway

### RECEPTION HALWAY 10'0" x 5'7" (3.05m x 1.71m)

Patterned tiled floor, radiator, archway to inner hallway and doors off to dining room and sitting room.



### SITTING ROOM 15'10" x 11'8" (4.83m x 3.57m)

Bay window to front elevation, open fireplace, radiator and wood floor, wall lights with matching central lights, coved ceiling.



**DINING/FAMILY ROOM 12'5" x 9'11" (3.81m x 3.04m)**

Bay window to front, radiator, display shelving and opening into the kitchen.



**KITCHEN 12'5" x 12'0" (3.81m x 3.68m)**

Fitted with a good range of wall and base units incorporating a Belfast sink with spray tap, Dual fuel cooking range (electric and LPG) with a 7 ring gas hob, Belling extractor over and central island. Window to rear, wood flooring and a larder cupboard with shelving and slate slab shelf.



**INNER HALLWAY**



With stairs to first floor, understairs storage cupboard, radiator, red and black quarry tiled floor and door to rear hallway.

**REAR HALLWAY**

With exterior door to rear patio and doors off to living room, utility and Cloakroom.

**CLOAKROOM**

WC and wash hand basin, part tiled and radiator.



UTILITY ROOM 10'10" x 6'2" (3.32m x 1.88m)  
'Warmflow' Oil fired central heating boiler, Belfast  
sink and plumbing for washing machine, tiled floor  
and shelving.



CONSERVATORY 13'1" x 10'4" (3.99m x 3.16m)  
UPVC double glazed overlooking rear garden with  
French doors to patio.



LIVING ROOM 19'2" x 15'4" max (5.86m x 4.69m  
max)



Windows to side and rear elevation, feature  
fireplace housing a gas fire with slate hearth,  
radiator and double doors opening into the  
conservatory.



FIRST FLOOR



Front landing with access to loft space and doors  
off to:



**BEDROOM 2 11'10" x 10'11" (3.62m x 3.33m)**



Window to front, radiator, wash hand basin and fitted wardrobes and dressing table.



**BEDROOM 3 11'3" x 8'2" (3.43m x 2.49m)**  
Window to rear and radiator.



**BEDROOM 4 10'10" x 11'3" (3.32m x 3.43m)**  
Window to front and radiator.



**BEDROOM 5 12'8" max x 10'10" max (3.87m max x 3.32m max)**



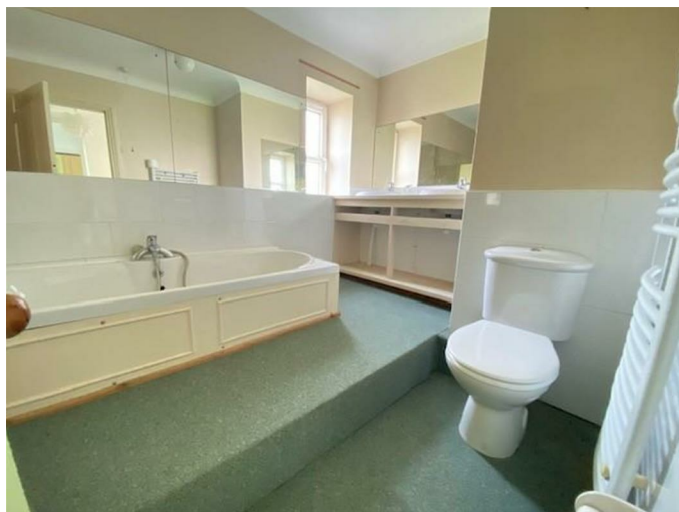
Window to rear, radiator and fitted wardrobes.





**BATHROOM 10'3" max x 7'5" max (3.13m max x 2.28m max)**  
Bath with shower attachment, his'n'hers vanity unit and WC. heated towel rail, window to side elevation

**SEPARATE SHOWER ROOM** with fully tiled shower cubicle



**REAR LANDING**



With window to side elevation, access to airing cupboard and door to Master Bedroom

**MASTER BEDROOM 19'4" x 11'10" (5.91m x 3.62m)**  
Windows to side and rear elevation, radiator and fitted wardrobe. Door to en-suite.



**EN-SUITE**  
Shower enclosure, WC and vanity unit, shaver point and light, Access to airing cupboard with hot water cylinder and shelving.





## EXTERNALLY

Walled and gated forecourt with mature shrub borders.

Double gated access leads on to a driveway providing good off road parking. Further gated access to the rear secluded patio/seating area. Lawned garden with mature shrubs and trees and a small selection of fruit trees, vegetable plot and glass house







**WORKSHOP 41'7" x 13'5" overall (12.7m x 4.09m overall)**

Formerly the garage now a useful workshop divided into 3 sections with power and light connected and a lean to storage.



#### SERVICES

Mains water, electric and private drainage. Oil Central heating LPG for cooker and gas fire

#### COUNCIL TAX

We are advised that the Council Tax Band is F

#### AUCTIONEERS ADITONAL COMMENT

Pattinson Auction are working in Partnership with the BJ Properties on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing

Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

#### ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also

required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

#### LEGAL COMMENTS

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase

#### FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property,



but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

#### CONTACT NUMBERS

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SA31 3AP  
Telephone Number 01267 240002  
Out of Hours 07572310493  
e mail [sales@bj.properties](mailto:sales@bj.properties)



Floor Plan



TOTAL FLOOR AREA: 2175 sq.ft. (202.1 sq.m.) approx.

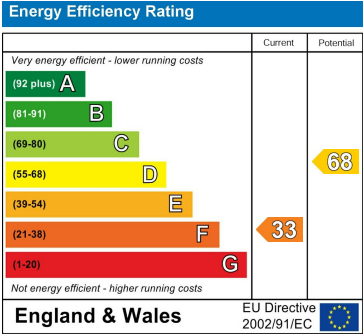
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.