



Dulais Glen , Porthyrhyd, SA32 8BT

£325,000

A delightful individual detached bungalow enjoying a lovely rural location yet conveniently located to the local villages of Drefach and Porthyrhyd, both offering local amenities for day to day needs. There is easy access on to the A48 which provides swift access to Carmathen, Crosshands and the M4. Well presented accommodation that has the benefit of LPG central heating, double glazed windows and briefly comprises reception hallway, living room with a large bay window providing good natural light and multi fuel stove, well fitted kitchen/dining area, reception hallway, 2 double bedrooms and bathroom.

Stands in grounds of approximately third of an acre with a stream running along one boundary and views over the surrounding countryside to the rear. Ample off road parking, garage and workshop together with a quirky retro styled cabin fitted with kitchen and log burner which could provide overflow accommodation or studio, study or hobbies room .

We highly recommend viewing this splendid country property to fully appreciated its location and accommodation.

DIRECTIONS

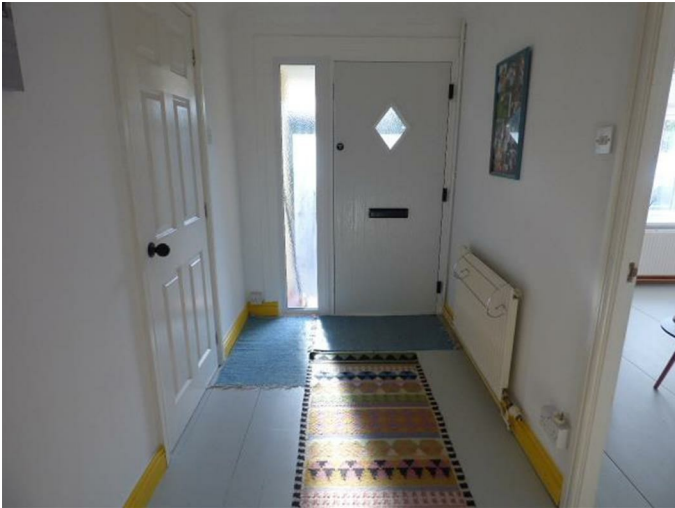


From Carmarthen take the A48 and just over 7 miles turn off the dual carriageway for the Botanical Gardens. Follow this road to the village of Porthyrhyd, at the T Junction turn left and continue for approximately half a mile where you will see a right turning signposted Mynyddcerrig, turn right here and Dulais Glen will be found on your right.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



Front entrance door leading into the reception hallway with radiator, painted wood floor, doors off to living room and bedrooms. Inner hallway with doors to the bathroom and kitchen as well as range of storage cupboards and access to insulated loft space.

LIVING ROOM 20'4" x 10'11" (6.22m x 3.34m)



Painted wood floor, large bay window to front elevation and window to side, radiator and a multi fuel stove set on a tiled hearth and wooden mantles over.

Door to Kitchen/dining room.



**KITCHEN/DINING ROOM 21'1" x 12'10" max
(6.44m x 3.93m max)**



A lovely spacious kitchen, dining, family room having fitted wall and base units with wooden worktops and incorporating a composite single bowl single drainer sink unit, also included is the Smeg fridge/freezer and a dual fuel 'Cannon' cooking range with extractor over, space for washing machine and tumble dryer.

Tiled floor, 2 radiators, window to side elevation with opaque glass and French doors opening out to rear patio.



ENTRANCE PORCH

Access via UPVC double glazed sliding door and houses the Worcester LPG central heating boiler

BEDROOM 1 13'5" max 11'8" (4.11m max 3.57m)



Window to rear elevation, radiator and painted wood floor

BEDROOM 2 11'2" x 11'6" (3.41m x 3.53m)



Window to front, radiator and painted wood floor.

BATHROOM 9'10" x 5'6" (3.02m x 1.68m)

Panelled bath with shower attachment and shower screen, vanity unit and WC, Fully tiled including tiled floor, radiator, wall mounted electric heater and window to rear with opaque glass.



EXTERNALLY

Gated access leads to the side driveway which terminates at the garage/workshop.

Level front garden is laid with decorative slate behind a mature hedge with access to a glass house. Further low maintenance rear garden providing an excellent entertaining/BBQ area and from here you have access to the workshop and a gated access leads to spacious side gardens and cabin.



SIDE GARDEN

Approached from a separate gated access onto a further parking area and leading to a car port.

Large lawned garden runs down to the River Dulais





THE CABIN 15'7" x 6'2" (4.75m x 1.88m)



A wooden cabin which houses a log burner and veranda with kitchen facilities. An ideal studio , home office or could even provide overflow accommodation for family
To the rear is an outhouse with portable toilet and washing facilities including a shower



SERVICES

Mains water and electric, private drainage and LPG heating

COUNCIL TAX

We are advised that the Council Tax Band is B

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.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

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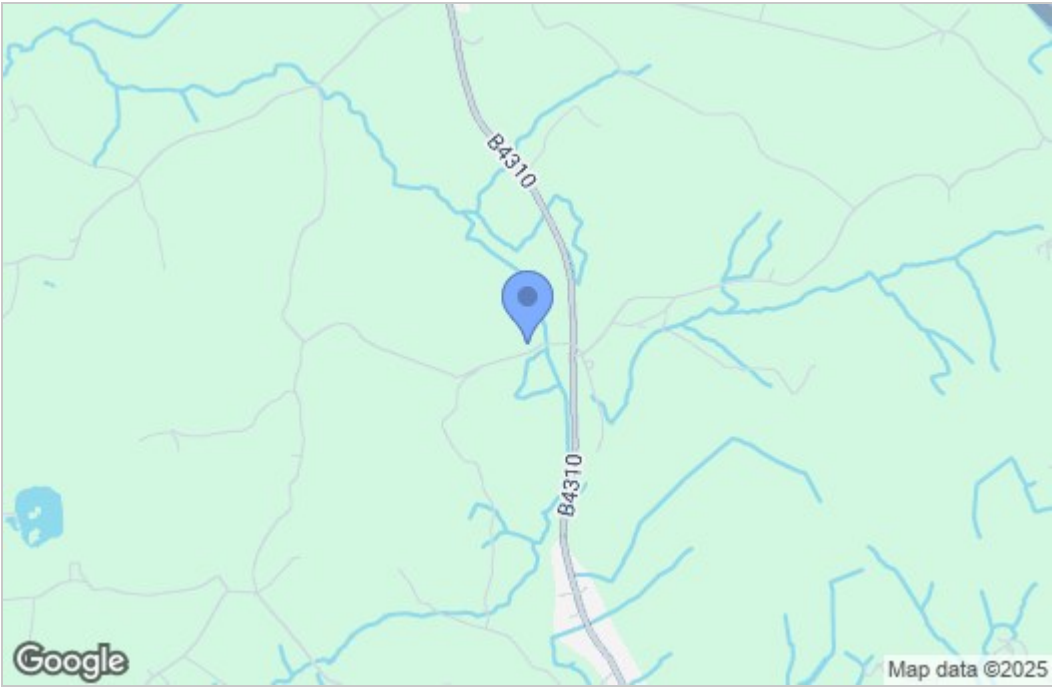
Floor Plan

GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.

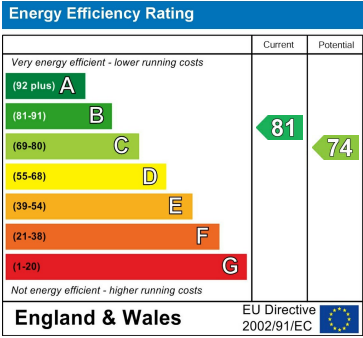


TOTAL FLOOR AREA: 961 sq ft. (89.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.