



Bryn Heulog Mount Pleasant, Pensarn, SA31 2LJ

Offers in the region of £330,000

This delightful detached house offers a perfect blend of traditional character and modern comfort. Spanning an impressive 1,356 square feet, the property boasts well-presented accommodation that is both spacious and inviting.

As you enter, you are greeted by 3 reception rooms, providing ample space for relaxation and entertainment. The sitting room and living room are perfect for cosy evenings, while the dining room and kitchen/breakfast room create an ideal setting for family gatherings. The utility room adds practicality to daily living, and a convenient shower room completes the ground floor.

The property features three generously sized double bedrooms and bathroom, ensuring that there is plenty of room for family or guests.

The house is equipped with double glazing and oil central heating.

The large grounds provide a lovely rural aspect. Additionally, off-road parking is available, adding to the convenience of this charming home. Located on the outskirts of Carmarthen along the historic Roman Road, this property is ideally situated for those seeking a serene lifestyle while still being within easy reach of local amenities. This traditional detached house is a wonderful opportunity for anyone looking to enjoy the beauty of rural living in a well-appointed home.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

ENTRANCE PORCH

Windows to side elevation, UPVC double glazed entrance door, patterned tiled floor and door to reception hallway.

RECEPTION HALLWAY

Radiator, stairs to first floor and doors off to....

LIVING ROOM 13'8" x 11'8" max (4.18m x 3.56m max)



Windows to side and rear elevation, radiator and wood effect flooring, door to dining room.

SITTING ROOM 10'5" 9'11" (3.20m 3.04m)



Window to front elevation, display shelving and opening into the dining room.



DINING ROOM 15'7" max x 10'9" max (4.77m max x 3.28m max)



Window to rear, wood effect flooring, fireplace housing a woodburning stove with brick surround, under stairs storage cupboard and door to Breakfast room.

BREAKFAST ROOM 9'5" x 6'8" (2.88m x 2.04m)



Window to side elevation, radiator, tiled floor and opening into the kitchen.

KITCHEN 8'5" x 16'9" (2.58m x 5.13m)



Range of wall and base units incorporating a single bowl single drainer stainless steel sink unit Rayburn oil fired cooking range, electric 4 ring hob with extractor over, eye level oven and grill, built in storage cupboard with double doors. Tiled floor, window to rear and exterior door rear.



FIRST FLOOR



Landing with window to front, radiator, access to loft space and doors off to...

BEDROOM 1 13'4" x max 9'4" (4.08m x max 2.87m)



Window to rear and radiator.

BEDROOM 2 10'9" max x 11'1" (3.29m max x 3.40m)



Window to front and radiator.



BEDROOM 3 11'2" x 8'5" (3.42m x 2.59m)



Window to front and radiator.

BATHROOM 9'3" x 8'5" ext to 11'8" (2.84m x 2.57m ext to 3.58m)



Freestanding roll top Victorian style bath with mixer tap and shower attachment, wash hand basin with mirror over, shaver point, WC and large shower enclosure, part tiled, radiator and opaque window to rear.

EXTERNALLY



The property benefits from a driveway providing off-road parking. The front garden is set behind a walled boundary with gated access, leading onto a pathway to the main entrance, flanked by lawns on either side. To the side, there is a further large lawned garden offering excellent space and potential for residential planning (subject to the necessary consents).

To the rear, the property enjoys an enclosed concrete yard, which provides access to a range of outbuildings, offering useful storage or scope for alternative uses including a utility room/boiler room housing the oil central boiler and shower room with shower enclosure, wash hand basin and WC





SERVICES

Mains water and electric. Private drainage.

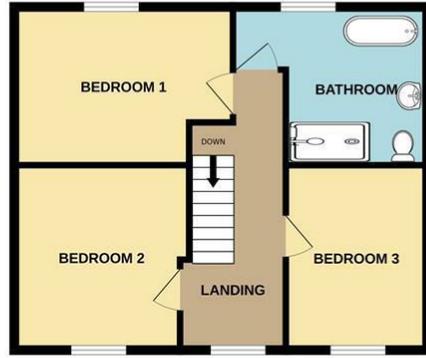
We understand that there is mains drainage and gas are located nearby and would advise prospective buyers to make their own enquires as to location and connection charges

Floor Plan

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

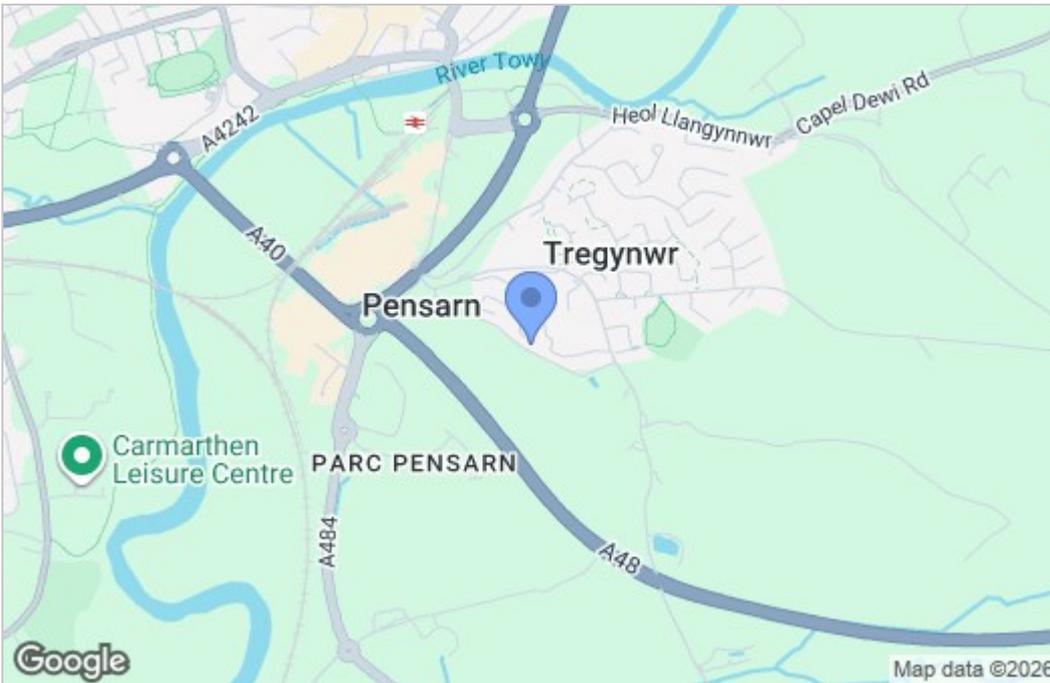


1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

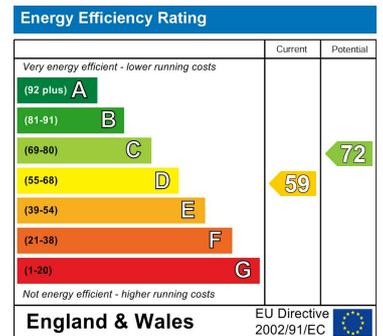


TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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