





No 42 Pentremeurig Road, Carmarthen, SA31 3ER

Offers In The Region Of £289,950

- INDIVIDUALLY BUILT DETACHED BUNGALOW.
- PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- 0.75 MILE CENTRE OF JOHNSTOWN.
- 3 BEDROOMS. 2 LIVING ROOMS.
- 2 ENTRANCE DRIVES. JUST OFF BUS ROUTE.
- 1 MILE CARMARTHEN TOWN CENTRE.
- EASE OF ACCESS TO THE A40 DUAL CARRIAGEWAY AT TRAVELLERS REST VIA 'FFORDD PENDRE' (CARMARTHEN WEST LINK ROAD).
- OIL C/H. MAINS GAS AVAILABLE.
- NO FORWARD CHAIN. FIRST TIME ON THE 'OPEN MARKET'.
- WALKING DISTANCE 'CO-OP' CONVENIENCE STORE ON 'JOB'S WELL ROAD'.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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A most conveniently situated individual traditionally built (1973) 3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW having a part reconstituted stone facade, situated within walking distance of 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C yr Egin' approximately 0.75 of a mile of the centre of Johnstown and located within 1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being situated within walking distance of the 'Co-op' Convenience Store on 'Job's Well Road' and enjoys ease of access to the A40 dual carriageway at Travellers Rest via 'Ffordd Pendre' (Carmarthen West Link Road).

3 1 2

Council Tax Band: E





ENTRANCE VESTIBULE
with PVCu part double glazed double doors to outside. Panelled entrance door and opaque glazed side screen to

RECEPTION HALL
15'4" x 4'11"
with radiator. Telephone point. 2 Wall light fittings.

LOUNGE
17'10" x 13'11"
with radiator. PVCu double glazed picture window. Feature fireplace incorporating an electric fire with display shelving to either side. 8 Power points. Opaque glazed double doors and side screens to

DINING ROOM
14'1" x 9'11"
with radiator. 4 Power points. Boarded effect laminate flooring. Sliding PVCu patio doors to the Conservatory. Door to

FITTED KITCHEN
13'9" x 10'11"
with terrazzo tiled floor. Part tiled walls. PVCu double glazed window. Radiator. 'Camray' oil fired central heating boiler (recently serviced). Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric hob and double oven. 9 Power points plus fused point. PVCu part opaque double glazed door to the Conservatory. Door to

UTILITY ROOM
7'5" x 4'10"
with terrazzo tiled floor to match the kitchen. PVCu opaque double glazed window. Sink unit. Part tiled walls. Electricity consumer unit. Wall unit. Plumbing for washing machine. 6 Power points.

CONSERVATORY
19'3" x 8'9"
with tile effect laminate flooring. Half PVCu double glazed on a dwarf wall under a polycarbonate roof. PVCu double glazed double French doors to and overlooking the rear garden. PVCu part double glazed door to outside. 8 Power points.

INNER HALL
with C/h thermostat control. Access via retractable loft ladder to a partly boarded attic space with electric light and PVCu opaque double glazed window.

BUILT-IN STORE CUPBOARD OFF
with fitted shelving. Double doors.

WALK-IN AIRING ROOM
5'11" x 4'11"
with hot water cylinder. Fitted slatted shelving.

FRONT BEDROOM 1
slightly 'L' shaped with radiator. PVCu double glazed window. 2 Power points.

FRONT BEDROOM 2
with radiator. PVCu double glazed window to fore. Telephone point. 3 Power points.

SHOWER ROOM
8'10" x 5'10"
with vinyl tiled floor. Radiator. PVCu opaque double glazed window. Wall light with shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with electric shower over.

MASTER BEDROOM 3
13'10" x 12'11" overall
with fitted floor to ceiling wardrobes. Radiator. PVCu double glazed window to rear. Telephone point. 4 Power points.

EXTERNALLY
Double gated/pillared 'resin' coated entrance drive that leads past the bungalow to the garage at rear and which provides ample private car parking. Walled lawned front garden. There is to the other side a walled/close boarded fenced lawned garden. There is to the rear a paved patio and terrace that leads to a rear lawned garden that has the benefit of a secondary double gated entrance drive off 'Heol Mair' that provides hardstanding for a caravan/motorhome if so desired. OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.

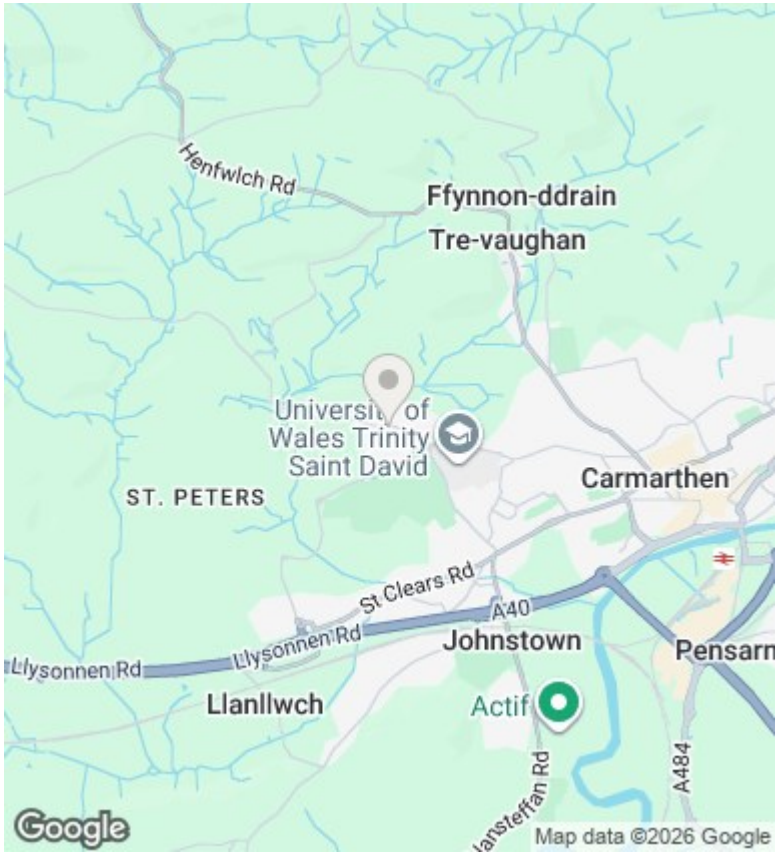
GREENHOUSE
10'0" x 6'0"

GARDEN STORE SHED

DETACHED GARAGE
concrete block built. Electronically operated up-and-over garage door. Power and lighting. PVCu double glazed window. The garage has had a new roof covering.

OUTSIDE WC





Directions

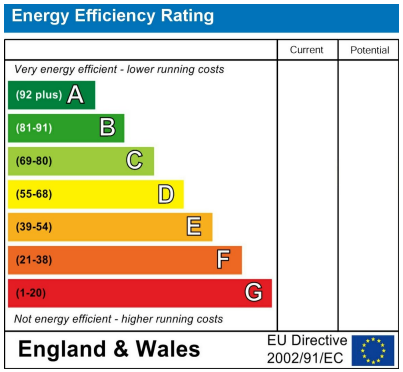
The property may be approached from Carmarthen town centre by travelling up 'College Road' or from Johnstown by travelling up 'Job's Well Road' to the traffic lights adjacent to 'UWTSD'/'Parc Dewi Sant.' Turn into 'Pentremeurig Road' and continue past the right hand turning for 'Brynteg' and left hand turning for 'Maes y Wennol' and the property will be found on your right hand side just after the right hand turning into 'Heol y Wawr' and before the turning into 'Heol Mair.'

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk