





Golwg y Bryn Bro Cerwyn, Llanpumsaint, Carmarthen, SA33 6BW

Offers In The Region Of £385,000

- VERY WELL PRESENTED MODERN DETACHED DORMER BUNGALOW RESIDENCE.
- OPEN PLAN KITCHEN/DINING ROOM/LOUNGE.
- 7 MILES NORTH OF CARMARTHEN.
- RURAL VILLAGE AMIDST PICTURESQUE GWILI RIVER VALLEY.
- 2.5 MILES A485 'CARMARTHEN TO LAMPETER' TRUNK ROAD.
- DECEPTIVELY LARGE 4 DOUBLE BEDROOMED ACCOMMODATION.
- OIL C/H - UNDERFLOOR HEATING TO THE GROUND FLOOR.
- MIDWAY CARMARTHEN AND LLANDYSUL. NO FORWARD CHAIN.
- FIRST TIME ON THE 'OPEN MARKET.'
- 8 MILES SOUTH OF TEIFI VALLEY TOWN OF LLANDYSUL.
- 3 BATHROOMS/WC's. PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES NORTH OF BRONWYDD ARMS AND A484 TRUNK ROAD.
- SUNNY CORNER PLOT AFFORDING A GOOD DEGREE OF PRIVACY.
- AMPLE PRIVATE CAR PARKING.
- 13.5 MILES NEWCASTLE EMLYN.

Golwg y Bryn Bro Cerwyn, Carmarthen SA33 6BW

A most conveniently situated very well presented traditionally built (circa. 2018) contemporary double fronted 4 DOUBLE BEDROOMED 'T' SHAPED DETACHED DORMER BUNGALOW RESIDENCE having an attractive part brick facade situated at the head of a small cul-de-sac that forms part of a larger overall development of varying types and designs (the site is three quarters developed) being located at the rural village community of Llanpumsaint that offers a Primary School and which in turn is located amidst the beautiful Gwili river valley some 3 miles north of the village of Bronwydd Arms and A484 'Carmarthen to Cardigan' trunk road, is within 6 miles of Glangwili General Hospital and is located approximately 7 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being situated within 2.5 miles of the A485 'Carmarthen to Lampeter' trunk road.

4 3 1

Council Tax Band: F





RECESSED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door and side screen to

OPEN PLAN FITTED KITCHEN/DINING/LIVING ROOM
to include the reception area with oak staircase to first floor. Understairs storage cupboard with oak door. Double aspect. PVCu double glazed windows to front and rear. Boarded effect vinyl floor covering. Provision for radiator. Recessed downlighting to the kitchen area. Underfloor heating room thermostat. Part tiled walls. 14 Power points plus fused points. USB charger port. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, integrated dishwasher, corner unit, canopied cooker hood, 'Rangemaster Hi-LITE' cooking range and central island with breakfast bar all having soft close doors/drawers.

LOUNGE AREA
15'4" x 14'6"
with boarded effect vinyl floor covering. PVCu double glazed window. PVCu double glazed double French doors with side screens to and overlooking the front garden. 8 Power points. TV and telephone points. Underfloor C/h thermostat control. The accommodation is so arranged that if so desired a partition can be put up to sub-divide the open plan living accommodation.

UTILITY ROOM
11'1" x 7'0"
with boarded effect vinyl floor covering. PVCu double glazed window overlooking the rear garden. Extractor fan. Part tiled walls. PVCu part opaque double glazed door to rear. 4 Power points plus fused points. C/h timer control. Plumbing for washing machine. Range of fitted base and eye level kitchen units to match the kitchen incorporating a sink unit. Door to the integral garage.

INNER HALL
with boarded effect vinyl floor covering. Underfloor heating thermostat control.

BUILT-IN LINEN CUPBOARD OFF

FAMILY BATHROOM
with boarded effect vinyl floor covering. PVCu opaque double glazed window. Recessed downlighting. Fully tiled walls. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising panelled bath, WC and wash hand basin with fitted storage cupboard beneath. Extractor fan. Quadrant shower enclosure with plumbed-in shower over and double sliding shower doors. Wall mounted mirror with shaver point.

REAR DOUBLE BEDROOM 1
12'11" x 11'4"
with PVCu double glazed window overlooking the rear garden. Underfloor heating room thermostat. 6 Power points.

FRONT DOUBLE BEDROOM 2
12'8" x 10'3" overall
slightly 'L' shaped with PVCu double glazed window. Underfloor heating room thermostat. 10 Power points. TV point.

FIRST FLOOR

LANDING
with radiator. Double glazed 'Velux' window. 1 Power point.

DOUBLE BEDROOM 3 COMPRISING: -

HALLWAY
8'7" x 3'9"
with recessed downlighting. Built-in cupboard and wardrobe off each with oak doors.

EN-SUITE SHOWER ROOM
8'1" x 7'10"
with fully tiled walls. Extractor fan. Provision for wall mirror. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Boarded effect vinyl floor covering. Double glazed 'Velux' window.

BEDROOM
15'7" x 12'7"
with double glazed 'Velux' window. PVCu opaque double glazed window. Radiator. 7 Power points. TV point.

MASTER BEDROOM SUITE COMPRISING: -

HALLWAY
8'0" x 3'9"
with built-in wardrobe/cupboard with double oak doors. Recessed downlighting. Access to loft space.

EN-SUITE SHOWER ROOM
7'9" x 7'7"
with boarded effect vinyl floor covering. Chrome towel warmer ladder radiator. Extractor fan. Double glazed 'Velux' window. Fully tiled walls. Wall mirror with electric light and shaver point. Recessed downlighting. 2 Piece suite in white comprising a WC and wash hand basin with storage cupboard beneath. Quadrant shower enclosure with plumbed in shower over and sliding shower doors.

DRESSING ROOM
12'0" x 7'4" plus
built-in wardrobe with hanging rail and fitted shelving having oak double doors. Double glazed 'Velux' window. 2 Power points. Fitted dressing table with drawers to either side. 5' (1.53m) Wide opening to

DOUBLE BEDROOM 4
14'7" x 11'11"
with radiator. PVCu double glazed window with a view. 7 Power points. TV point. Recessed downlighting. USB charger port.

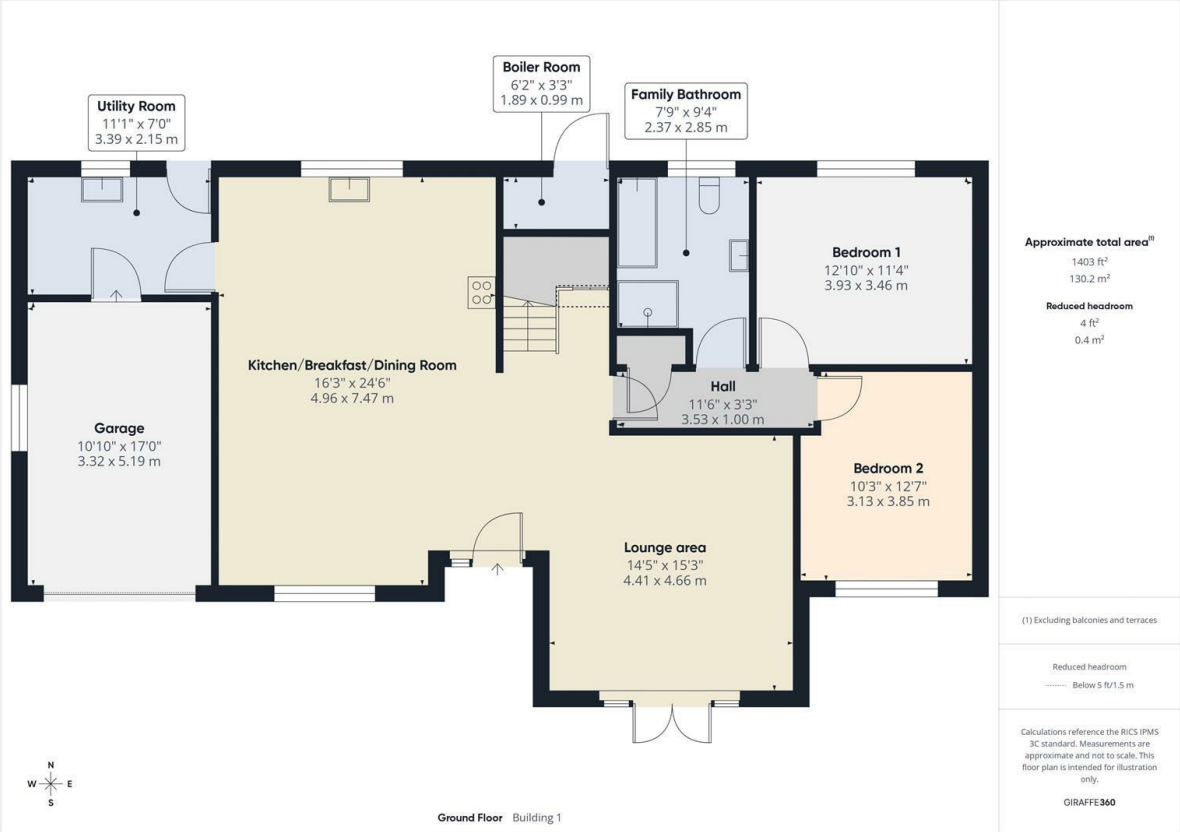
EXTERNALLY
The residence occupies a corner plot that affords a good degree of privacy that incorporates a tarmacadamed entrance drive that leads to the garage and side of the dwelling and which provides ample private car parking including a space for a caravan/motorhome. There is a sunny south facing landscaped partly close boarded fenced decked and paved sun terrace to fore with decorative stoned borders and laurel hedge that incorporates an ornamental pond. Part close boarded fenced front/side lawned garden having an average width of 16' (4.88m). Rear lawned close boarded fenced lawned garden that has a depth of 35' (10.67m) with decorative stoned drying area off. OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.

INTEGRAL GARAGE
16'9" x 10'7"
with PVCu double glazed window. Electronically operated up-and-over garage door. Access to the loft space. Electric consumer unit. 8 Power points.

STORE ROOM/WORKSHOP
recess. Concreted floor. Dry lined under an insulated roof. PVCu part double glazed entrance door. Power and lighting. Electricity consumer unit. 8 Power points.

OUTSIDE WC
with WC in white. Concreted floor. PVCu part opaque double glazed entrance door.

BOILER ROOM
6'1" x 3'2"
with underfloor heating manifold. 'Grant' oil fired central heating boiler.





Directions

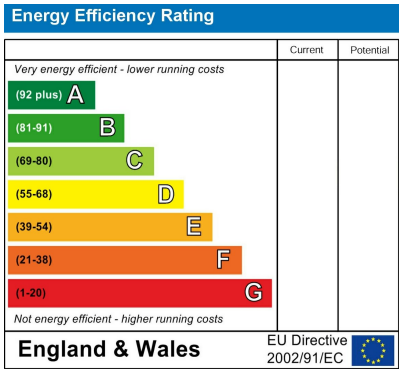
From Carmarthen take the A484 'Cardigan/Newcastle Emlyn' Road north and on entering Bronwydd Arms turn right for Llanpumsaint - signposted. Follow the signs to Llanpumsaint and on entering the village turn first right at the bottom of the hill. Travel over the humpback bridge and turn first right before the Church into 'Bro Cerwyn' (signposted). On entering 'Bro Cerwyn' turn first left and the property is at the head of this small cul-de-sac.

Viewings

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

Council Tax Band

F



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