





No 2 Llygad yr Haul, Llangunnor, Carmarthen, SA31 2LB

Offers In The Region Of £345,000

- IMMACULATE VERY WELL PRESENTED DETACHED FAMILY RESIDENCE.
- UTILITY ROOM. OIL C/H.
- WALKING DISTANCE LLANGUNNOR C.P. SCHOOL.
- JUST OFF REGULAR BUS ROUTE.
- ON SMALL CUL-DE-SAC. NO FORWARD CHAIN.
- PVCu DOUBLE GLAZED WINDOWS.
- 1 MILE RAILWAY STATION. 1.5 MILES CARMARTHEN TOWN CENTRE.
- GARAGE.
- 4 BEDROOMS. 3 LIVING ROOMS. 2 WC's.
- LANDSCAPED FRONT AND REAR GARDENS.
- 1 MILE DYFED/POWYS POLICE H.Q.
- WALKING DISTANCE CONVENIENCE STORE.

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An attractive most conveniently situated immaculate very well presented traditionally built (mid 1970's) 4 BEDROOMED/3 RECEPTION ROOMED DETACHED FAMILY RESIDENCE situated towards the beginning of a small cul-de-sac of similar type dwellings being located just off 'Heol Blaengwastod' (regular bus route) within walking distance of the local convenience store (Brynmeurig Stores), is within walking distance of Llangunnor Primary School, is within 1 mile of Dyfed/Powys Police H.Q. and Carmarthen Railway Station and the property is located within 1.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the A40/A48 trunk roads and the businesses/shops in Pensarn.

4 1 3

Council Tax Band: E





PILLARED CANOPIED ENTRANCE PORCH
with PVCu composite entrance door and side screen both with double glazed lights leading to

RECEPTION HALL
'L' shaped with dado rail. 2 Radiators. Telephone point. 1 Power point. Staircase to first floor. Understairs storage area.

DINING ROOM
10'3" x 8'5"
with radiator. PVCu double glazed window. 2 Power points.

LOUNGE
17'3" x 11'8"
with PVCu double glazed bow window. Dado rail. Radiator. Feature marble fireplace with ornate solid wood surround (Made in Ireland) incorporating an electric fire. 5 Power points. TV point. 2 Wall light fittings.

FITTED KITCHEN/BREAKFAST ROOM
15'7" x 10'4"
with Karndean flooring. Range of fitted base and eye level kitchen units incorporating a 'dresser style' unit with glazed cupboards and courtesy lighting incorporating an integrated dishwasher, composite 1.5 bowl sink unit, electric cooker and feature canopied cooker hood. Part tiled walls. Radiator. PVCu double glazed window overlooking the rear garden and from which a view over Carmarthen is enjoyed. 8 Power points plus fused point. Door to

UTILITY ROOM
9'0" x 7'11"
with Karndean flooring to match the kitchen. Radiator. PVCu double glazed window with blinds inset. PVCu part opaque double glazed door to rear. Part tiled walls. 6 Power points. 'Worcester' oil fired central heating combi boiler. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine.

LIVING ROOM
10'4" x 9'10"
with PVCu double glazed sliding patio door to and overlooking the rear garden and from which a view over Carmarthen is enjoyed. Dado rail. Radiator. 3 Power points. C/h timer control.

SEPARATE WC
with PVCu opaque double glazed window. 2 Piece coloured suite comprising WC and wash hand basin with tiled splashback. Ceramic tiled floor.

FIRST FLOOR -
7' 10" (2.39m) Ceiling heights - moulded white panel effect doors

SPACIOUS LANDING
with PVCu opaque double glazed window and dado rail to the stairwell. Access to partly boarded attic space via a loft ladder. Dado rail. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with fitted hanging rail. Slatted shelving. Radiator.

REAR BEDROOM 1
10'5" x 7'10"
with radiator. PVCu double glazed window with a side view over Carmarthen. 2 Power points.

BATHROOM
10'5" x 7'0" overall
slightly 'L' shaped with fully tiled walls. Boarded effect vinyl floor covering. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising double ended bath tub, wash hand basin and WC to fitted bathroom furniture. Quadrant shower enclosure with dual head shower over and double sliding doors.

REAR BEDROOM 2
13'8" x 10'3"
with radiator. PVCu double glazed window with a view over Carmarthen and beyond. 3 Power points.

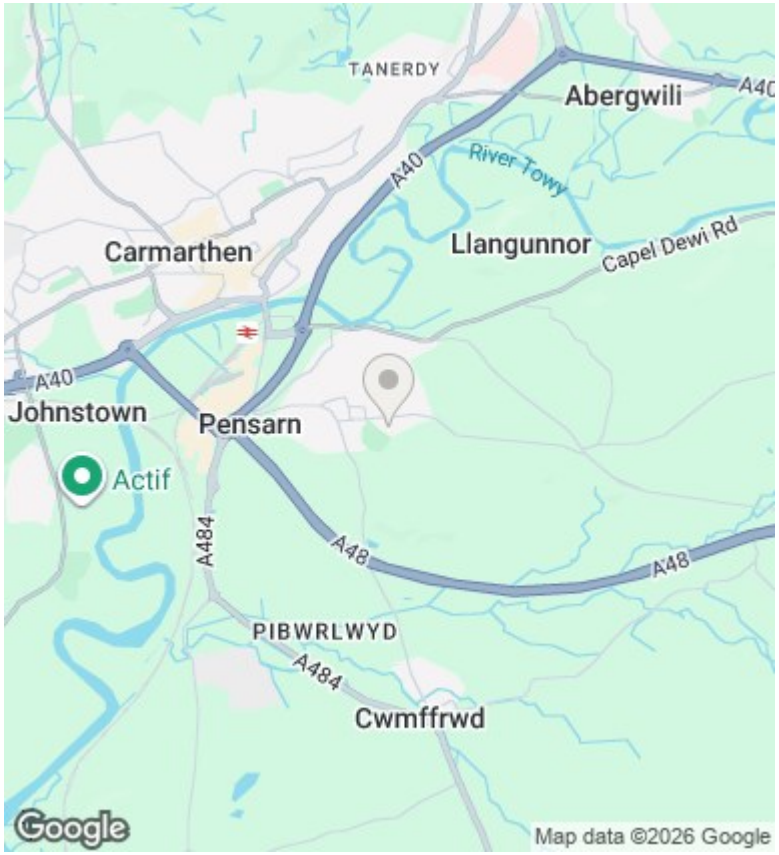
MASTER BEDROOM 3
14'1" x 11'10"
with PVCu double glazed picture window to fore. Radiator. Telephone point. 6 Power points. Fitted bedroom suite.

FRONT BEDROOM 4
13'8" x 10'4"
with PVCu double glazed window. Radiator. 3 Power points.

EXTERNALLY
The property occupies established landscaped gardens that incorporates a walled/gated lawned front garden with raised herbaceous borders, central paved/decorative slate pathway and a front paved terrace. Concreted entrance drive providing private car parking for upto 2 vehicles. Pathways to either side one of which is gated. Enclosed rear garden with a paved sun terrace, and lawned garden with raised herbaceous borders. From the rear garden views are enjoyed over Carmarthen and beyond. GARDEN STORE SHED. OIL STORAGE TANK. OUTSIDE LIGHT AND WATER TAP.

ADJOINING GARAGE
17'5" x 9'2"
with water tap. PVCu double glazed window. 2 Power points. Manual roller door.





Directions

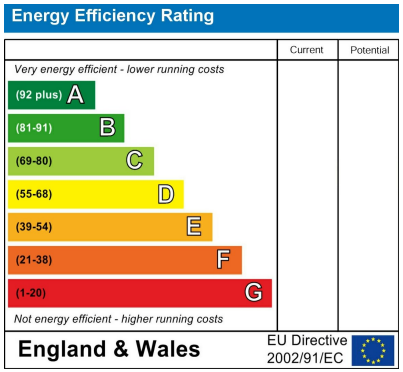
From Carmarthen town centre travel over 'Tywi bridge' past the petrol filling station to the roundabout and take the second exit towards 'Pensarn'/'Llangunnor.' Travel past ATS and the Royal Mail Sorting Office continuing underneath 'Pont Pensarn.' Travel up 'Babell Hill' towards Llangunnor and at the top of the hill travel past the right hand turning for 'Brithdir' and turn next left into 'Heol Blaengwastod'/'Heol Login.' Travel past the two left hand turnings for 'Brynmeurig' and the entrance on the right

Viewings

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

Council Tax Band

E



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