





No 23 Bronwydd Road, Carmarthen, SA31 2AJ

Offers In The Region Of £279,950

- ATTRACTIVE SPACIOUS BAY FRONTED SEMI-DETACHED HOUSE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- SHORT WALK OF GLANGWILI HOSPITAL.
- AMPLE PRIVATE CAR PARKING.
- 3 DOUBLE BEDROOMS. 3 LIVING ROOMS. 2 WC's.
- SOUTH FACING DECKED SUN TERRACE AND ENCLOSED LAWNED GARDEN TO REAR.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE
- ON REGULAR BUS ROUTE.
- WELL PRESENTED ACCOMODATION OF CHARM AND CHARACTER.
- VIEWS TO REAR TOWARDS 'MERLIN'S HILL' AND BEYOND.
- WALKING DISTANCE TANERDY PETROL STATION AND CONVINIENCE STORE.
- EASE OF ACCESS TO A40, A48, A484, AND A485 TRUNK ROADS.

No 23 Bronwydd Road, Carmarthen SA31 2AJ

A most conveniently situated well presented traditionally built (1936) BAY FRONTED 3 DOUBLE BEDROOMED/3 RECEPTION ROOMED SEMI-DETACHED HOUSE of charm and character enjoying views to the rear and situated within a relatively short level walk of Glangwili General Hospital and is within walking distance of Tanerdy Petrol Filling Station and Convenience Store and the readily available facilities and services at the centre of the County and Market town of Carmarthen (1 Mile). The property is located on a regular bus route and enjoys ease of access to the A40, A48, A484 and A485 trunk roads.

3 1 3

Council Tax Band: E





ARCHED RECESSED ENTERANCE PORCH
with tiled floor. Original part glazed entrance door with double glazed stained glass/leaded lights and secondary glazed window to side to match.

RECEPTION HALL
12'8" x 6'11" overall
with oak woodblock flooring to a 'herringbone' design. Staircase to first floor with oak newel post, handrail and spindles. Understairs storage cupboard. Picture rail. Radiator. Cloak hooks.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD
with 2 power points.

SITTING ROOM
11'11" x 10'10"
plus PVCu double glazed window with oak woodblock flooring to a 'herringbone' design. Store cupboard to former fireplace having fitted shelving to either side. Radiator. Fitted display shelving. Picture rail. 4 Power points. Telephone point.

LIVING ROOM
13'11" x 11'11" overall
with oak woodblock flooring to a 'herringbone' design. Feature former fireplace with slate hearth. Radiator. Picture rail. 6 power points. PVCu double glazed double french doors to and overlooking the decked terrace and from with a view is enjoyed towards 'Merlin's Hill'.

DINING ROOM
9'10" x 9'4" plus recess
with ceramic tiled floor. Radiator. PVCu double glazed window. Feature tiled fireplace with oak surround and built-in part glazed cupboards to either side. Picture rail. 1 Power point. 4'8' Wide archway to

FITTED KITCHEN/BREAKFAST ROOM
with ceramic tiled floor. Radiator. 2 PVCu double glazed windows. Part tiled walls. 7'6' ceiling hight. 8 power points. Provision for a gas cooker. Access to loft space. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit.

REAR HALL
with ceramic tiled floor. Cloak hooks. PVCu part opaque double glazed entrance door opening to

UTILITY ROOM
with ceramic tiled floor. Radiator. 2 PVCu double glazed windows. Access to loft space. Plumbing for washing machine. Fully tiled walls. 2 Power points plus fused point. Range of fitted base kitchen units incorporating a 1.5 bowl sink unit. Door to

SEPARATE WC
with fully tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. Radiator. Recessed downlighting.

FIRST FLOOR
- 7'11'0" ceiling height

LANDING
with PVCu opaque double glazed window. Access via retractable loft ladder to a partly boarded attic space with electric light.

REAR BEDROOM 1
10'11" x 10'1" overall
with 4 power points. Radiator. Single glazed window to fore. PVCu double glazed window to rear with a view over Glangwili hospital towards "Merlin's Hill" and beyond. Built-in wardrobe to one side of original feature fireplace. Picture rail.

REAR BEDROOM 2
13'11" x 10'8" plus recess
and fitted wardrobe with double doors. PVCu double glazed picture window with a view towards 'Merlin's Hill' and beyond. Exposed pine boarded floor. Picture rail. 6 power points. Original feature fireplace.

FRONT BEDROOM 3
11'1" x 10'10" overall
with radiator. PVCu double glazed window. Picture rail. Original feature fireplace with recess to one side and shelved recess to the other side. 4 power points.

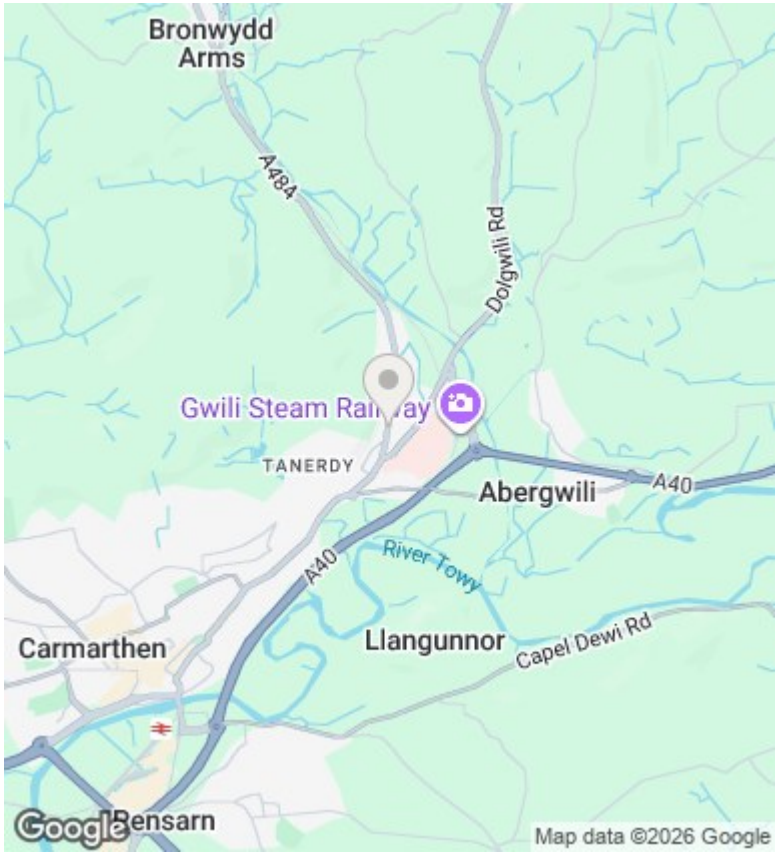
BATHROOM
7'9" x 5'10" overall
with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Feature 'heritage' towel warmer radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and original enamelled bathtub with dual head plumbed-in shower over. FITTED BOILER CUPBOARD housing the "Worcester" gas fired central heating boiler (December 2023)

EXTERNALLY
Walled tarmacadamed/hardcored forecourt providing ample private car parking. Pathway to one side. Rear decked sun terrace measuring 27' by 16' (8.22m x 4.87m) overall with a short flight of steps down to an enclosed sunny south facing rear lawned garden with kitchen garden. OUTSIDE LIGHT AND WATER TAP.

STORE ROOM
with restricted headroom. Opening to

WORKSHOP
9'9" x 5'7"
concrete block built. Power and lighting.





Directions

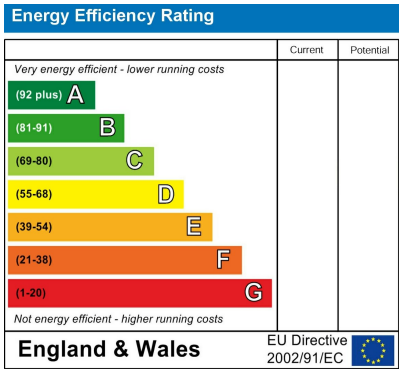
From Carmarthen town centre travel along 'Priory Street' past the entrance to the 'Amphitheatre' continuing past Tanerdy Petrol Filling Station/Convenience store and 'Tafarn Tanerdy' to the roundabout. Take the first exit for Cardigan passing the left hand turning for 'Hafod Cwnin/Nash Avenue' to the next roundabout and take the first exit onto 'Bronwydd Road' and No 23 is the eleventh property on the right hand side.

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