





Mandel Bronwydd Arms, Carmarthen, SA33 6BE

Offers In The Region Of £349,950

- FIRST TIME ON THE OPEN MARKET.
- INDIVIDUALLY BULT. NO FORWARD CHAIN.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3.5 MILES CARMARTHEN TOWN CENTRE.
- ON BUS ROUTE.
- SOUGHT AFTER AREA. VIEWS.
- 3 BEDROOMS. 2 LIVING ROOMS. CONSERVATORY.
- WALKING DISTANCE VILLAGE HALL, RECREATIONAL GROUND AND PUBLIC HOUSE.
- SUNNY POSITION.
- 1 MILES A484 'CARDIGAN ROAD.'
- WELL PRESENTED DETACHED BUNGALOW.
- SET IN THIRD ACRE LANDSCAPED GARDENS.
- 2.7 MILES GLANGWILI GENERAL HOSPITAL. 3 MILES CARMARTHEN GOLF CLUB.
- BORDERING THE COUNTRYSIDE.
- 2.5 MILES A485 'LAMPETER ROAD.'

Mandel , Carmarthen SA33 6BE

A most conveniently situated well presented modern individual traditionally built (Circa. 1972) 3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE having a part reconstituted stone facade set in approximately a THIRD of an ACRE of landscaped mainly lawned gardens bordering the countryside on the periphery of the popular village community of Bronwydd Arms being set well back off the road on a bus route within walking distance of the 'Hollybrook Inn Public House', Village Hall and recreational ground at the centre of the village of Bronwydd Arms which in turn is located amidst the beautiful Gwili river valley with the property being located within 1 mile of the A484 'Carmarthen to Cardigan' trunk road, is within 2.5 miles of the A485 Lampeter Road at Pontarsais, is within 2.7 miles of Glangwili General Hospital, is within 3 miles of Carmarthen Golf Club and the property is located some 3.5 miles of the readily available facilities and services at the County and Market town of Carmarthen. The property enjoying ease of access to the A40 and A48 trunk roads.

3 1 2

Council Tax Band: E





RECEPTION HALL
13'9" x 5'1"
with radiator. 2 Power points. Telephone point. PVCu part opaque double glazed entrance door with feature etched/stained glass lights and opaque double glazed side screen to outside.

LOUNGE
16'3" x 14'9"
with 2 wall light fittings. PVCu double glazed picture window. 2 Radiators. Feature fireplace that could be adapted to incorporate a multi-fuel stove. 4 Power points. Opaque glazed double doors to

DINING ROOM
11'8" x 11'3.55" x 11'0")
with radiator. Secondary glazed window. Telephone point. 1 Power point. Glazed/panelled door to

FITTED KITCHEN/BREAKFAST ROOM
12'7" x 12'6" overall
slightly 'L' shaped with part tiled walls. Radiator. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a cooker hood, ceramic hob, double oven and sink unit. Glazed/panelled door to the hallway. Opaque glazed/panelled door to

CONSERVATORY (1981)
21'0" x 7'11" plus
fitted storage cupboards. Half PVCu double glazed on a dwarf wall under a polycarbonate roof. Fitted base storage unit. Sink unit. Worksurface. Plumbing for washing machine. 4 Power points. PVCu part double glazed door to rear with side screen. PV panel meter cupboard and isolator switch. Applicants should note that the double glazed windows and roof were replaced in 2014.

INNER HALL
with wall light. Access to partly boarded loft space via retractable loft ladder that has two double glazed 'Velux' windows and the PV panel invertor.

FITTED AIRING/LINEN CUPBOARD
with 3 doors. Hot water cylinder.

FRONT BEDROOM 1
9'8" x 9'4" overall
slightly 'L' shaped with radiator. PVCu double glazed window with a view. Telephone point. 3 Power points.

FRONT BEDROOM 2
11'11" x 11'10"
with PVCu double glazed window with a view. Radiator. 1 Power point.

MASTER BEDROOM 3
13'11" x 11'10"
with PVCu double glazed window to rear overlooking the rear garden. 1 Power point. Radiator. Fitted wall to wall/floor to ceiling wardrobes with central mirror backed dressing table.

EXTERNALLY
The residence occupies mainly level landscaped gardens that amount to approximately a third of an acre that incorporate a gated/pillared tarmacadamed entrance drive that leads to the front/side of the dwelling and provides ample private car parking. There is a walled concreted forecourt with beyond the front parking area a lawned garden having raised herbaceous borders with gated pedestrian access to the road. Rear paved patio with raised walled herbaceous borders off with beyond a lawned garden with decorative slate/stoned areas, raised beds, ornamental trees/shrubs etc. From the property views are enjoyed. OUTSIDE LIGHT.

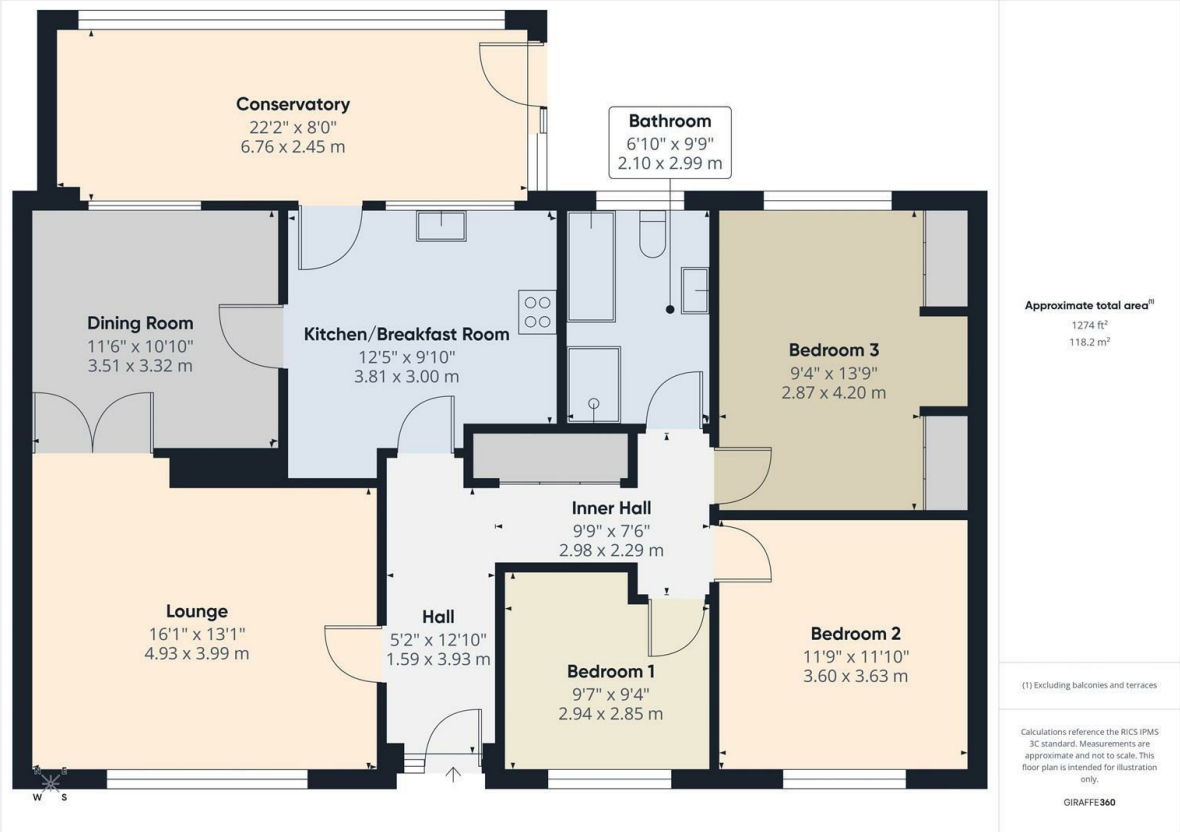
GREENHOUSE
12'4" x 7'10"
on solid base.

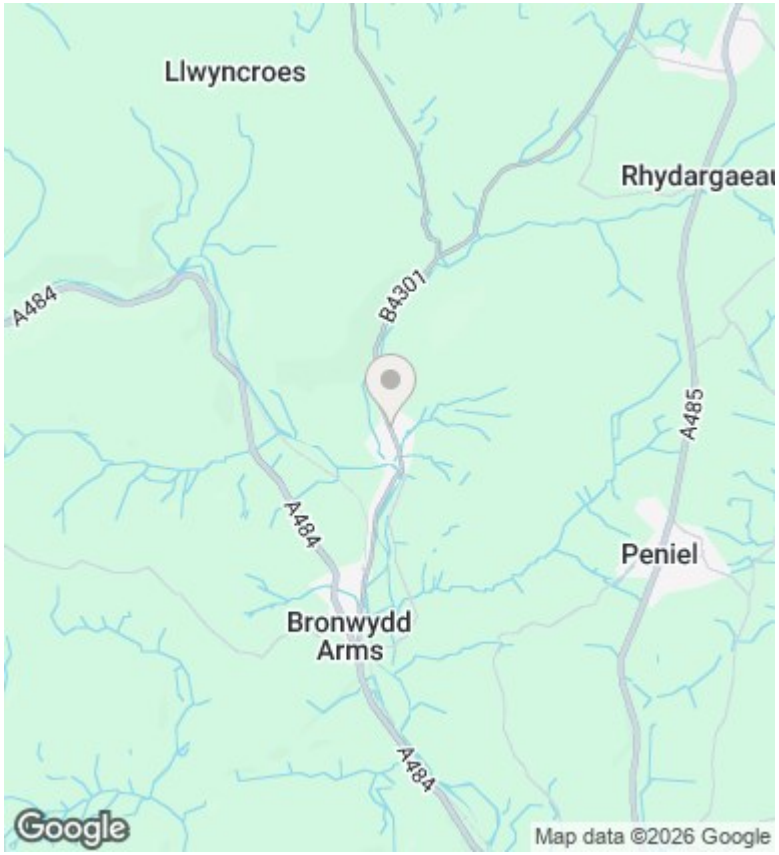
DETACHED GARAGE
26'10" x 10'9" overall
with electronically operated up and over garage door. Concrete block built. Split level floor. Single glazed window. Boarded personal door. 4 Power points. Water tap. Power and lighting. 'Eurostar' oil fired central heating boiler. SEPARATE WC.

ADJOINING OPEN FRONTED FUEL STORE
10'10" x 8'6"
housing the oil storage tank.

GARDEN STORE SHED/WORKSHOP
11'6" x 10'2"
with single glazed window. Power and lighting. 2 Power points.

ADJOINING STORE SHED
8'10" x 8'0"
with single glazed window. 2 Power points.





Directions

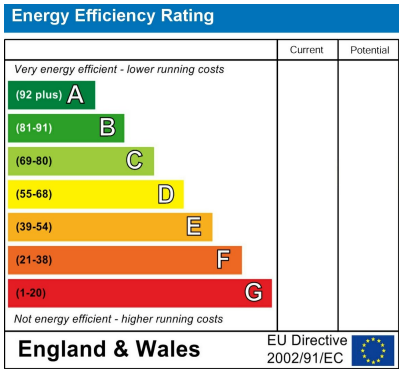
From Carmarthen take the A484 'Newcastle Emlyn/Cardigan Road' north and upon entering Bronwydd Arms turn right (signposted Llanpumsaint B4301) continue over the railway crossing past the entrance to the Village Hall and Cricket ground and continue over the humpback bridge. Travel for a further 300 metres past the right hand turning for 'Troed yr Ynys', bus shelter and red letter box, left hand turning for 'Gelli Aur' and the entrance to the property is the second on the right hand side after

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