





No 8 Bro'r Holl Saint, (Off Lime Grove Avenue), Carmarthen, SA31 1SH

Offers In The Region Of £390,000

- MODERN DETACHED FAMILY RESIDENCE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- ACCESS TO FOOTPATH AT REAR. EPC - C (76).
- 3.5 MILES CARMARTHEN GOLF CLUB.
- PRIVATE POSITION OFF HEAD OF CUL-DE-SAC.
- SUNNY ENCLOSED PRIVATE REAR GARDEN.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 4 BEDROOMS. 2 LIVING ROOMS. 2 BATHROOMS. 3 WC's.
- CLOSE TO FIRE STATION.
- WALKING DISTANCE 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'

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An attractive well presented most conveniently situated modern, traditionally built (Circa. 2006/07) 4 BEDROOMED/2 RECEPTION ROOMED DOUBLE FRONTED DETACHED FAMILY RESIDENCE having banded quoins with three elevations in facing brick, originally built by 'Charles Church Homes Ltd' being located off the head of a small cul-de-sac of varying types and designs within a relatively short walk of the Fire Station, is within 0.75 of a mile of 'UWTSD,' 'Canolfan S4C yr Egin' and 'Parc Dewi Sant' and is located within a relatively easy level walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

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Council Tax Band: F





FEATURE CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door with stained glass/leaded effect lights to

RECEPTION HALL
14'7" in depth
with mains smoke alarm. 'Karndean' oak boarded effect flooring. Radiator. Staircase to first floor. C/h thermostat control. 2 Power points. Glazed/boarded effect double doors to the lounge.

BUILT-IN CUPBOARD OFF

LIVING ROOM/HOME OFFICE
11'3" x 10'11"
with 7 power points. Telephone point. Wall mounted electric fire. Fitted book shelving. PVCu double glazed window to fore. Oak boarded effect flooring.

THROUGH LOUNGE/DINING ROOM
21'5" x 11'5"
with oak boarded effect flooring. Double aspect. 2 Radiators. PVCu double glazed window to fore. 8 Power points. TV point. PVCu double glazed double French doors to and overlooking the rear garden. Feature wood burning stove/roomheater.

SEPARATE WC
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. Part tiled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin.

FITTED KITCHEN/BREAKFAST ROOM
15'9" x 14'6" overall
slightly 'L' shaped with radiator. Tile effect flooring. PVCu double glazed 'Velux' window. PVCu double glazed full length window to rear. PVCu double glazed double French doors to and overlooking the rear garden. PVCu double glazed window to side. Feature part waterproofed panelled walls. 15 Power points plus fused points. Telephone point. Range of fitted base and eye level kitchen units with wooden work surfaces incorporating glazed display units, canopied cooker hood, 1.5 bowl sink unit, integrated dishwasher and wine rack. 'Belling' electric cooking range.

FIRST FLOOR

LANDING
with radiator. Mains smoke detector. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with pressurised hot water cylinder. Slatted shelving.

MASTER BEDROOM 1
11'5" x 11'4" overall
plus built-in 'his and hers' wardrobes. Oak boarded effect 'Karndean' flooring. Radiator. PVCu double glazed window to fore. 6 Power points. TV and telephone points.

EN-SUITE SHOWER ROOM
with extractor fan. Ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Shaver point. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Recessed tiled shower enclosure with plumbed-in shower over and shower door.

REAR BEDROOM 2
with 4 power points. 'Karndean' oak boarded effect flooring. Radiator. PVCu double glazed window. Access to loft space.

FAMILY BATHROOM
7'0" x 6'1" overall
with extractor fan. Ceramic tiled floor. PVCu opaque double glazed window. Shaver point. Part tiled walls. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over, curtain and rail.

REAR BEDROOM 3
10'10" x 9'8" overall
'L' shaped plus built-in double wardrobe. 4 Power points. Radiator. PVCu double glazed window. 'Karndean' oak boarded effect flooring.

FRONT BEDROOM 4
11'6" x 11'2" plus
built-in double wardrobe off over the stairwell. 'Karndean' oak boarded effect flooring. Radiator. PVCu double glazed window. 4 Power points.

EXTERNALLY
The property is approached off the head of a small cul-de-sac via a private shared tarmacadamed driveway. Decoratively stoned forecourt garden. 2 Tarmacadamed parking spaces to one side. Gated pathway to rear. Sunny south facing enclosed close boarded fenced garden enjoying a good degree of privacy incorporating an Indian slate paved sun terrace, artificial grassed areas, further paved terrace to the rear of the garage. From the rear garden pedestrian access is gained to the Public Footpath that connects 'Meysydd y Coleg' with 'Nant yr Arian.' OUTSIDE LIGHT, WATER TAP and POWER POINTS.

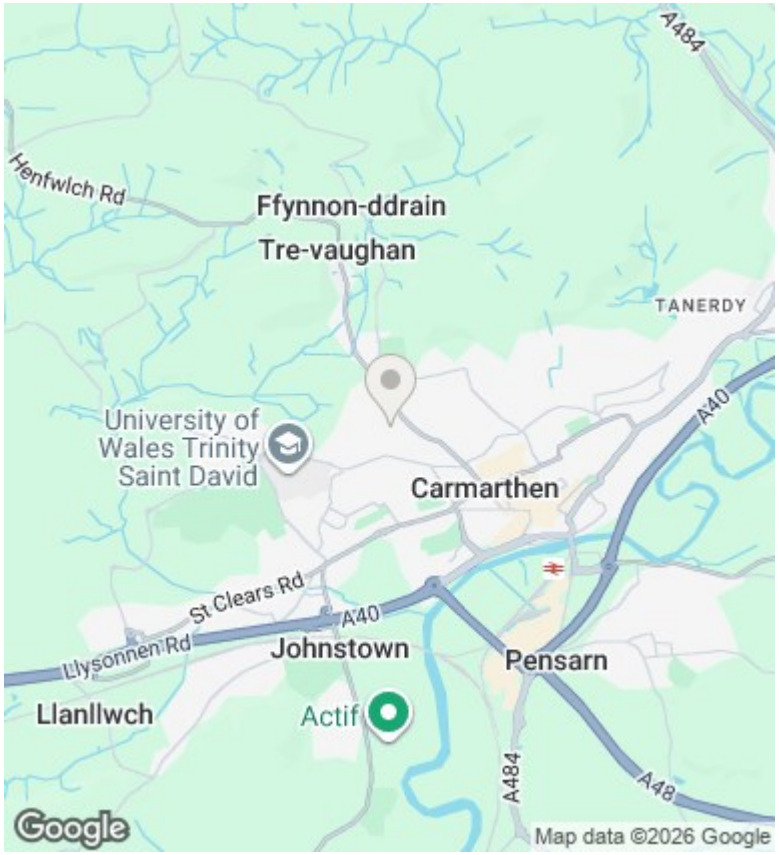
OUTSIDE LAUNDRY/UTILITY ROOM
5'6" x 3'11"
timber framed and insulated. Plumbing for washing machine. Space for a tumble drier. Fitted shelving. PVCU part opaque double glazed entrance door. Power and lighting.

DETACHED GARAGE
16'0" x 7'8"
with lined walls. Boarded effect flooring. Up and over garage door. 4 Power points. Part opaque double glazed personal door.

OPEN FRONTED LOG STORE
of timber framed construction.

ADJOINING STORE SHED
9'7" x 7'7"
open fronted with paved flooring.





Directions

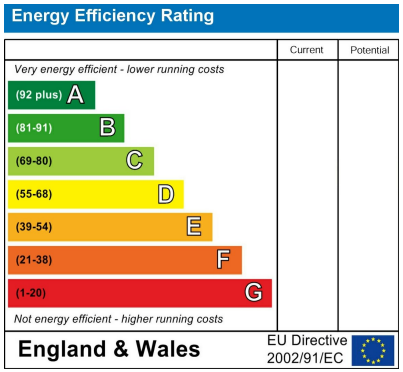
From Carmarthen town centre the property may be located by travelling up 'Water Street' and 'Fountain Hall Terrace' and on passing the turnings for 'The Grove,' 'Nant yr Arian' and 'Lon Hir', the turning for 'Bro'r Holl Saint' is the next on the left hand side at the beginning of 'Lime Grove Avenue' with the property being found off the head of the cul-de-sac and to the right.

Viewings

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

Council Tax Band

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