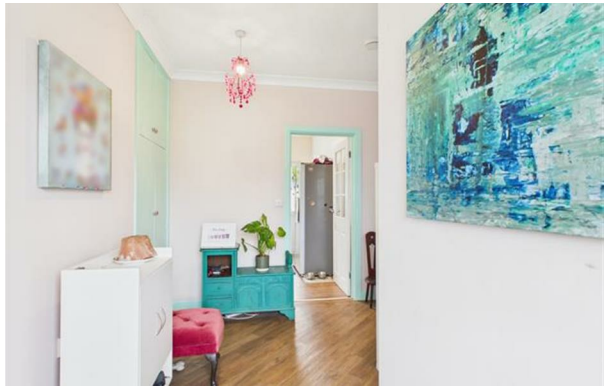






No 108A Bronwydd Road, Carmarthen, SA31 2AR

Offers In The Region Of £297,500

- WELL PRESENTED SPLIT-LEVEL DETACHED BUNGALOW.
- 3 DOUBLE BEDROOMS. FITTED KITCHEN/DINING ROOM.
- WALKING DISTANCE GLANGWILI GENERAL HOSPITAL.
- VIEWS TO FORE TOWARDS 'MERLIN'S HILL'.
- MODERNISED AND UPDATED SINCE 2015.
- SCOPE TO PROVIDE ADDITIONAL ACCOMMODATION TO THE ATTIC SPACE - STP.
- 1.5 MILES CARMARTHEN TOWN CENTRE.
- CAVITY WALL INSULATION.
- SPACIOUS LIGHT AND AIRY ACCOMMODATION.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- ELEVATED SUNNY POSITION IN SOUGHT AFTER AREA.
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.

No 108A Bronwydd Road, Carmarthen SA31 2AR

A most conveniently situated well presented modernised traditionally built (1968) 3 DOUBLE BEDROOMED SPLIT-LEVEL DETACHED BUNGALOW RESIDENCE affording spacious light and airy tastefully updated accommodation situated set slightly back off and above 'Bronwydd Road' enjoying an elevated sunny position with views towards 'Merlin's Hill' being located in a much sought after residential area on a regular bus route within walking distance of Glangwili General Hospital and the readily available facilities and services at the centre of the County and Market town of Carmarthen that is approximately 1.5 miles distant. The property enjoying ease of access to the A484/A485/A40 and A48 trunk roads.

3 1 1

Council Tax Band: E





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

RECEPTION HALL
12'3" x 5'2"
with feature boarded effect flooring. Telephone point. 2 Power points. Moulded white glazed/panel effect doors to the kitchen and lounge.

BUILT-IN CLOAKS CUPBOARD OFF

LOUNGE
16'1" x 14'10"
with PVCu double glazed picture window with a view towards 'Merlin's Hill'. Radiator. 8 Power points. 5' 9" (1.75m) Wide opening to

FITTED KITCHEN/DINING ROOM
23'11" x 9'10"
with tv point. 2 PVCu double glazed windows overlooking the rear garden. Smooth skimmed ceiling with recessed downlighting. Radiator. 14 Power points plus fused point. Mains smoke detector. PVCu part double glazed door to rear. Part tiled walls. TV point. Boarded effect flooring. Range of fitted base and eye level kitchen units incorporating a ceramic 1.5 bowl sink unit, hob (2026), electric oven, microwave oven (2026), integrated dishwasher, breakfast bar and canopied cooker hood. Plumbing for washing machine.

INNER HALL
11'7" x 6'3"
with 2 power points. Feature boarded effect flooring to match the reception hall. Radiator with decorative cover. Access to partly boarded loft space with power and lighting and which affords excellent scope for conversion to additional accommodation subject to the necessary consents being obtained.

BATHROOM
9'4" x 5'6"
with extractor fan. 2 PVCu opaque double glazed windows. Boarded effect flooring. Part tiled walls. Recessed downlighting to smooth skimmed ceiling. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising roll top bathtub with shower attachment, wash hand basin and WC. Quadrant shower enclosure with plumbed-in shower over and sliding shower doors.

FRONT DOUBLE BEDROOM 1
12'0" x 11'7" plus
fitted floor to ceiling built-in airing/linen cupboard that houses the 'Worcester' gas fired central heating combi boiler. Boarded effect flooring. Radiator. PVCu double glazed picture window to fore with a view over 'Bronwydd Road' and the surrounding countryside towards 'Merlin's Hill'. 6 Power points.

REAR DOUBLE BEDROOM 2
12'0" x 13'3"
with radiator. PVCu double glazed window. 6 Power points. TV and telephone points.

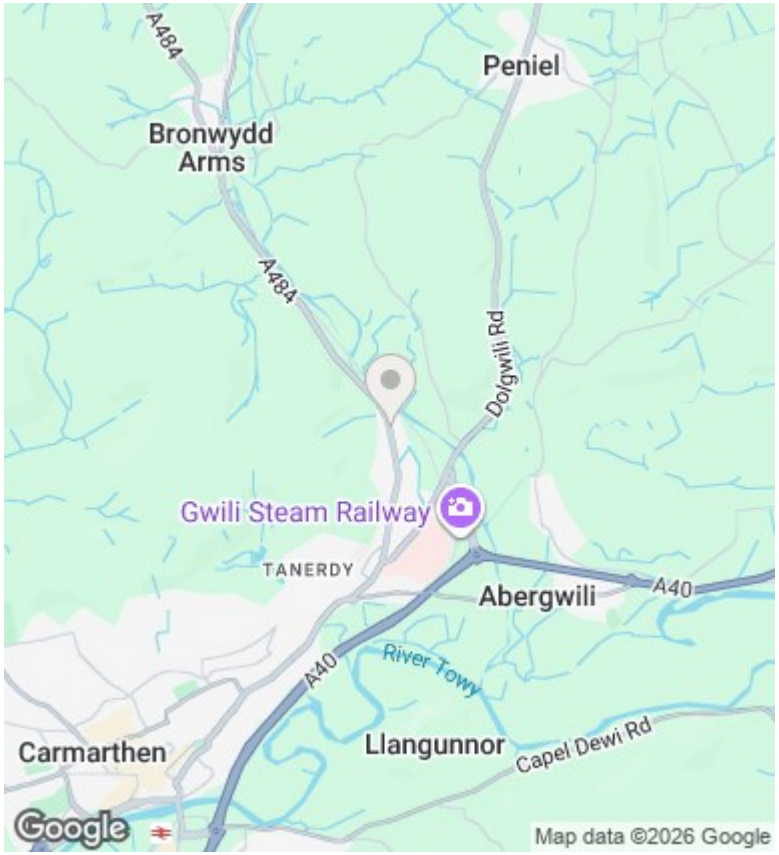
REAR DOUBLE BEDROOM 3
9'11" x 9'0"
with boarded effect flooring. Radiator. PVCu double glazed window. 6 Power points.

EXTERNALLY
Stone pillared tarmacadamed entrance drive providing ample private car parking that leads to the garage. Stone walled lawned front garden with paved terrace. There are gated pathways to either side one of which has a width of 6' 8" (2.03m). There is to the rear a paved sun terrace that is 14' 9" (4.5m) wide with decorative slate areas and runs the full width of the bungalow with steps leading up to a rear lawned garden that abuts farmland. OUTSIDE LIGHT and WATER TAP.

GARAGE
21'8" x 10'2"
with electricity consumer unit and gas meter. 2 Power points. Up-and-over garage door.

STORE ROOM OFF
8'8" x 8'1"
with power and lighting. 4 Power points.





Directions

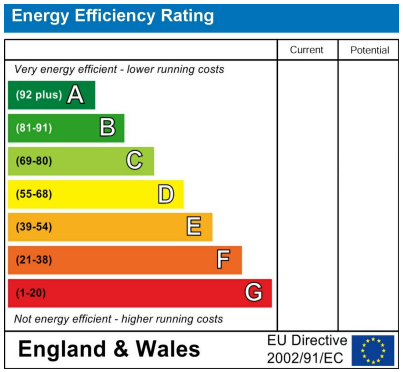
From Carmarthen town centre travel past 'Tanerdy' Petrol Filling Station/Convenience Store and 'Tanerdy Lodge' Public House/Restaurant to the roundabout and bear first left for Glangwili General Hospital/Bronwydd Arms/Newcastle Emlyn/Cardigan. At the next roundabout take the first exit for Newcastle Emlyn/Cardigan/Bronwydd Arms (Bronwydd Road) and continue through the 'S' bend past the turnings for 'Pantglas' and 'Cae Seiri' and the property will be found a little further along on the left hand

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