





Heddfan No 94 Abergwili Road, Carmarthen, SA31 2HJ

Offers In The Region Of £259,950

- INDIVIDUALLY BUILT DETACHED BUNGALOW.
- 2 BATHROOMS/WC's. GAS C/H (New Boiler 2021).
- 1.5 MILES CARMARTHEN TOWN CENTRE.
- NO FORWARD CHAIN.
- SOUGHT AFTER AREA.
- PVCu DOUBLE GLAZED WINDOWS.
- EASE OF ACCESS TO A40, A484, A485 AND A48 TRUNK ROADS.
- SET SLIGHTLY BACK OFF THE ROAD.
- 3 BEDROOMS. 2 LIVING ROOMS.
- WALKING DISTANCE AMBULANCE STATION, HOSPITAL AND ABERGWILI PRIMARY SCHOOL.
- ON REGULAR BUS ROUTE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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A most conveniently situated, modern, individually built and traditionally constructed (1970) 3 BEDROOMED DETACHED BUNGALOW situated in a much sought after area set slightly back off the road within walking distance of the Ambulance Station, Abergwili Primary School (0.75 of a mile), Glangwili General Hospital (0.70 of a mile) and within 1.5 miles (relatively level walk) 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, A484 and A485 trunk roads.

3 2 2

Council Tax Band: E





SIDE RECESSED ENTRANCE PORCH
with ceramic tiled floor. PVCu opaque double glazed window and side screen to

RECEPTION HALL
14'1" x 4'9"
with radiator. 2 Power points. Mains smoke detector. Door to

LIVING ROOM
16'9" x 11'4"
with 2 radiators. Fitted gas fire - NOT TESTED. Double aspect. 8 Power points. Telephone point. 2 PVCu double glazed picture windows. Door to

DINING ROOM
14'3" x 13'11" overall
with double aspect. 2 PVCu double glazed windows. 'Hive' active heating control. 4 Power points. Radiator. Doors to the Living room and

FITTED KITCHEN/BREAKFST ROOM
14'2" x 8'2" overall
with ceramic tiled floor. Part tiled walls. 11 Power points. Radiator. Range of fitted base and eye level kitchen units incorporating a gas hob, sink unit, electric oven and breakfast bar. Telephone point. Plumbing for washing machine. Mains Carbon Monoxide/Heat Alarm.

FITTED AIRING/LINEN CUPBOARD
with pre-lagged hot water cylinder.

CONSERVATORY
14'5" x 6'9"
with ceramic tiled floor. Half PVCu double glazed under a polycarbonate roof. 2 Power points. PVCu double glazed door to side.

SHOWER ROOM
9'6" x 5'9" overall
with tile effect vinyl floor covering. Radiator. Chrome towel warmer ladder radiator. Extractor fan. PVCu opaque double glazed window. Shaver point. Waterproof panelled walls. Fitted floor to ceiling cupboard. 2 Piece suite in white comprising pedestal wash hand basin and WC. 5' 9" (1.75m) wide shower enclosure with plumbed in shower over. Recessed downlighting to smooth skimmed ceiling. Refurbished with new fitments in 2023.

INNER HALL
10'9" x 4'10"
with access to loft space that houses the gas boiler that was installed in 2021.

SIDE BEDROOM 1
9'10" x 7'3"
with radiator. PVCu double glazed window. 3 Power points.

SIDE BEDROOM 2
10'1" x 9'11" plus
wall to wall/floor to ceiling fitted wardrobes. Radiator. 5 Power points. PVCu double glazed window.

MASTER BEDROOM 3
10'7" x 10'0" plus
wall to wall/floor to ceiling fitted wardrobes. 3 Power points. Radiator. PVCu double glazed window to side.

EN-SUITE SHOWER ROOM
10'3" x 5'10"
with tile effect vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Radiator. Shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Waterproof panelled walls. Extractor fan. Recessed downlighting. 5' 10 (1.78m) wide shower enclosure with plumbed in shower over. Refurbished with new fitments in 2023.

EXTERNALLY
The bungalow occupies level enclosed gardens that incorporate a walled lawned and decoratively stoned front garden with tarmacadamed entrance drive that leads past the front of the bungalow to the adjoining garage. Lawned area off. Gated side pathway to one side with beyond a paved terrace and lawned garden area. 5' 3" (1.6m) wide walled paved pathway to the other side with beyond a further post and rail fenced garden area.

ADJOINING GARAGE
15'5" x 10'0"
with water tap. 3 Power points. Up-and-over garage door.

ADJOINING WORKSHOP/OUTSIDE UTILITY ROOM
11'0" x 10'0"
with 2 power points. PVCu single glazed window to rear. Fitted shelving.





Directions

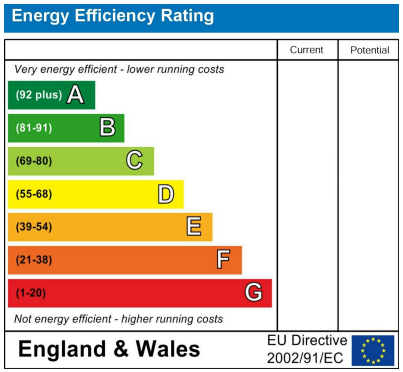
From Carmarthen town centre travel along either 'Priory Street' or 'Richmond Terrace' passing over the 'Old Oak' roundabout and continue past the Roman Amphitheatre, along 'Abbey Mead' and past Tanerdy Petrol Filling Station and Convenience Store to the roundabout. Take the second exit towards Abergwili travelling past the right hand turning for 'Brynderwen' and the Ambulance Station on the left continuing over the 'fly-over', past 'Chris Thomas Wholesale Fruiterers' and the bungalow will be

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