





# Banhadlog Babell Road, Pensarn, Carmarthen, SA31 2JY

## Offers In The Region Of £285,000

- MODERN DETACHED DORMER RESIDENCE.
- 4 BEDROOMS. KITCHEN/BREAKFAST ROOM.
- PVCu DOUBLE GLAZED WINDOWS. GARAGE.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- HEAD OF PRIVATE CUL-DE-SAC. NO FORWARD CHAIN.
- 3 LIVING ROOMS. 2 BATHROOMS/WC's.
- ESTABLISHED WELL STOCKED SLOPING GARDEN.
- 1.5 MILES DYFED/POWYS POLICE HEADQUARTERS.
- VIEWS OVER THE LOWER TOWY VALLEY, CARMARTHEN TOWN AND BEYOND.
- ELECTRIC PROGRAMMABLE HEATING.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL AND 'MORRISONS' SUPERMARKET..
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.

# Banhadlog Babell Road, Carmarthen SA31 2JY

A spacious most conveniently situated traditional individually built (circa. 1965) 4 BEDROOMED/3 RECEPTION ROOMED DETACHED DORMER RESIDENCE situated set well back off and above the head of a privately maintained tarmacadamed cul-de-sac of varying types and designs within walking distance of 'Llangunnor C. P. School', the various shops and businesses at Pensarn, 'Morrisons' Supermarket and the readily available facilities and services that are available at the centre of the County and Market town of Carmarthen which is approximately 1 mile distant. The property enjoying ease of access to 'Dyfed/Powys Police Headquarters' (1.5 miles) and the A40/A48 trunk roads.

4 2 3

Council Tax Band: E





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

**RECEPTION HALL**
11'4" x 5'3"
with electric wall mounted programmable convector heater. Staircase to first floor. 2 Power points. Door to the Dining room. Opaque glazed double doors to the Living room. PVCu double glazed window to fore off the stairwell.

**LIVING ROOM**
21'8" x 11'6"
with picture rail. Double aspect. 2 PVCu double glazed picture windows - one with a far reaching view over the lower Towy valley, Carmarthen town and beyond. Wall mounted electric programmable convector heater. 7 Power points

**DINING ROOM**
15'1" x 8'6"
with double aspect. 2 PVCu double glazed windows. Picture rail. 5 Power points. Folding door to

**FITTED KITCHEN/BREAKFAST ROOM**
16'11" x 10'1"
with ceramic tiled floor. Double aspect. Wall mounted electric programmable convector heater. 2 PVCu double glazed windows. PVCu opaque double glazed door to rear. Plumbing for washing machine. 11 Power points plus fused points. Telephone point. Shelved recess. Range of fitted base and eye level light oak effect kitchen units incorporating a 1 1/2 bowl sink unit, electric oven, ceramic hob and cooker hood.

**INNER HALL**

**BUILT-IN CLOAKS CUPBOARD OFF**

**SITTING ROOM/BEDROOM 5**
10'6" x 10'6"
with PVCu double glazed picture window to fore with a view over the lower Towy valley, Carmarthen town and beyond. 2 Power points.

**SEPARATE WC**
with vinyl floor covering. 2 Piece suite in white comprising wash hand basin and WC. Extractor fan.

**BATHROOM**
8'7" x 7'7"
with ceramic tiled floor. Extractor fan. Fully tiled walls. 2 Piece suite in white comprising cast iron bath and pedestal wash hand basin. 4' 6" (1.37m) wide double shower enclosure with waterproof panelled walls and electric shower over. Wall mounted electric fan heater.

**BUILT-IN LINEN AND STORE CUPBOARDS OFF**

**FIRST FLOOR**

**LANDING**
with access to loft space.

**INNER LANDING**

**BUILT-IN CUPBOARD OFF**
housing the lagged hot water cylinder.

**FRONT BEDROOM 1**
11'0" x 10'6" overall
slightly 'L' shaped with double aspect. Part sloping ceiling. 4 Power points. 2 PVCu double glazed windows - one with a far reaching view over the lower Towy valley, Carmarthen town and beyond.

**SHOWER ROOM**
with wall mounted electric heater. Vinyl floor covering. Extractor fan. Part sloping ceiling. 2 Piece suite in white comprising WC. and pedestal wash hand basin. Quadrant shower enclosure with electric shower over. 2 Walls waterproof panelled.

**REAR BEDROOM 2**
12'4" x 8'8"
with 2 power points. PVCu double glazed picture window overlooking the rear garden. This is a light and airy room due to its south facing aspect.

**SIDE BEDROOM 3**
13'10" x 11'5" overall
'L' shaped plus built-in floor to ceiling/wall to wall wardrobes. PVCu double glazed window. 5 Power points. Part sloping ceiling.

**FRONT BEDROOM 4**
9'5" x 7'9" plus
recess off over stairwell. Part sloping ceiling. 2 Power points. PVCu double glazed window to fore with a far reaching view over the lower Towy valley, Carmarthen town and beyond.

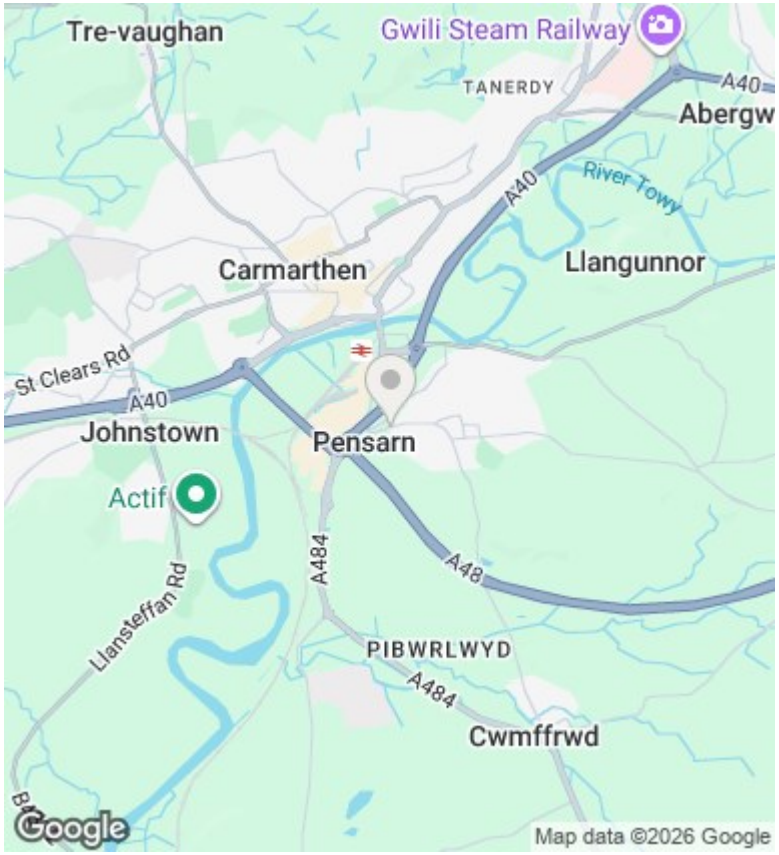
**EXTERNALLY**
The residence occupies established, well stocked front and rear gardens that are interspersed with a variety of ornamental trees and shrubs and which incorporate a tarmacadamed entrance drive that provides ample private car parking that leads to the garage together with pathways to either side. There is to the rear a concreted patio. The property occupies a plot having a frontage of 58' (17.68m), minimum width of 50' (15.24m) and a width at rear of 90' (27.43m) with there being an overall depth of approximately 135' (41.15m). Former COAL BUNKER.

**ADJOINING GARAGE**
15'8" x 9'6"
with 2 PVCu opaque double glazed windows. Electronically operated roller door. 2 Power points. Electricity consumer unit.

**GARDEN/STORE ROOM**
9'6" x 5'5"
with water tap. PVCu entrance door. Short flight of steps giving access to the attic storage space over the garage.

**CUL- DE-SAC ROAD**
Applicants should note that the tarmacadamed cul-de-sac road is privately maintained at the residents expense. There is an annual charge of £125 per property for the properties that use the road that is put towards the road's future maintenance.




## Directions

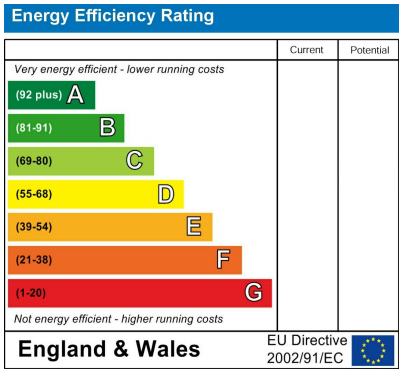
From Carmarthen town centre travel over Towy bridge and straight across the roundabout towards 'Pensarn' passing 'ATS' and the 'Royal Mail Sorting Office'. Travel under 'Pont Pensarn' and continue up the hill past the turnings for 'Roman Road' and 'Penybanc' and turn next right just after the turning for 'Penybanc' into 'Babell Road' (private road - not signposted) and the property will be found at the head of this cul-de-sac in front of you.

## Viewings

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

## Council Tax Band

E




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