





Cyncoed Llangain, Carmarthen, SA33 5AH

Offers In The Region Of £349,950

- MODERN INDIVIDUALLY BUILT DETACHED BUNGALOW RESIDENCE.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES CENTRE OF JOHNSTOWN AND A40 DUAL CARRIAGEWAY.
- NO FORWARD CHAIN. ON REGULAR BUS ROUTE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- 2 ENTRANCE DRIVES. AMPLE CAR PARKING.
- 4 MILES CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 2 SHOWER ROOMS/WC's. CONSERVATORY.
- 2.7 MILES LEISURE CENTRE AND 'Q.E. HIGH' SECONDARY SCHOOL.
- 4 MILES SANDY BEACH AT LLANSTEFFAN.

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A most conveniently situated traditional individually built (Circa. 1990) 3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE having attractive part brick facade and quoins situated on a regular bus route at the centre of the village community of Llangain fronting onto the B4312 'Llansteffan Road' some 2.7 miles of 'Q.E. High' Secondary School and the Leisure Centre, is within 3 miles of the A40 dual carriageway and shop at the centre of Johnstown, is located within 4 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen and the property is located within 4 miles of the sandy beach and Castle at the estuarial village of Llansteffan. The property enjoying ease of access to the A48 dual carriageway.

3 2 2

Council Tax Band: E





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

RECEPTION HALL
15'0" x 5'7"
with radiator. 3 Power points.

LOUNGE
18'1" x 16'9"
with PVCu double glazed bow window to fore. 2 Radiators. 9 Power points. TV and telephone points. Feature stone effect fireplace with tiled hearth incorporating an electric fire with TV display shelving to one side. C/h thermostat control. 4' 10" (1.47m) Wide archway to

DINING ROOM
11'6" x 10'8"
with glazed door to the kitchen. PVCu double glazed window. 1 Radiator. 4 Power points. Smooth skimmed ceiling with a feature ceiling rose. Sliding double glazed patio door to

CONSERVATORY
12'2" x 7'4"
PVCu double glazed on three sides on a dwarf brick wall under a polycarbonate roof. Ceramic tiled floor. 2 Power points. Radiator.

FITTED KITCHEN/BREAKFAST ROOM
11'8" x 11'6"
with part tiled walls. Tile effect flooring. Range of fitted base and eye level kitchen units incorporating a 'Neff' oven and grill, 'Neff' ceramic hob, cooker hood and 'Franke' 1.5 bowl sink unit. Radiator. 6 Power points plus fused point. PVCu double glazed window. Glazed door to the hallway. Opening to

UTILITY ROOM
7'8" x 5'0" min
half tiled with tile effect flooring. 1 Radiator. 4 Power points. PVCu double glazed window. PVCu opaque double glazed door to rear. Fitted base and eye level kitchen units. Plumbing for washing machine and dishwasher. Built-in overhead cupboard off.

INNER HALL
with 1 power point.

BUILT-IN STORE CUPBOARD OFF
with electric light. Electricity consumer unit. Slatted shelving.

FRONT BEDROOM 1
10'8" x 10'1"
presently utilised as a home office/study with TV and telephone points. 3 Power points. Radiator. PVCu double glazed window. Fitted wall to wall base storage units with shelving above.

MASTER BEDROOM 2
11'8" x 10'8"
with PVCu double glazed window to fore. Radiator. TV point. 6 Power points. Bedroom suite.

EN-SUITE SHOWER ROOM
10'4" x 3'9"
with fully tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Grab rail. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and mirrored splashback with electric light and shaver point. Shower enclosure with plumbed-in shower over, grab rail and shower door.

REAR BEDROOM 3
11'9" x 10'4"
with PVCu double glazed window. Radiator. 4 Power points. Telephone point. C/h thermostat control. Bedroom suite.

SHOWER ROOM
7'4" x 7'4" overall
with fully tiled walls. Grab rail. Chrome towel warmer ladder radiator. Wall light with shaver point. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboards beneath. Double shower enclosure with plumbed-in shower over, grab rail and sliding door.

FITTED AIRING/LINEN CUPBOARD
with slatted shelving. Radiator. Fitted overhead cupboard.

EXTERNALLY
Brick walled front garden incorporating a tarmacadamed entrance drive with two brick pillared entrances providing ample private car parking and which leads to the garage. There is a gated pathway to one side with to the other a 9' (2.74m) wide pathway with paved area. Rear sunny south facing mainly paved landscaped rear close boarded fenced/walled garden that incorporates a sun terrace and herbaceous borders. OUTSIDE LIGHT. OIL STORAGE TANK. GARDEN STORE SHED. STORE SHED to the side pathway with electricity connected.

GARAGE
16'0" x 9'2"
with water tap. Up and over garage door. Fitted shelving. Access to loft space. 2 Power points. PVCu double glazed windows. Fluorescent striplighting. Door to

LAUNDRY ROOM
9'6" x 9'1"
with part tiled walls. Ceramic tiled floor. Range of eye level storage cupboards. Worksurface. Plumbing for washing machine. 'Worcester Danesmoor 20/25' central heating boiler. C/h timer control. Electric water heater. Cold water tap. 4 Power points. Unvented pressurised hot water cylinder with immersion heater. Fluorescent striplighting. PVCu opaque double glazed door to rear.





Directions

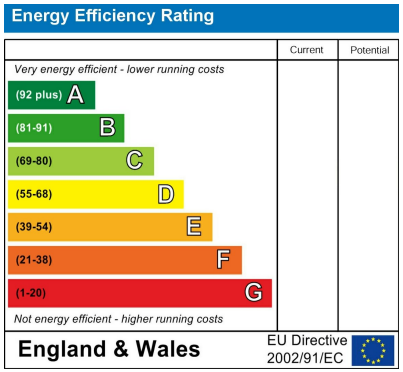
From Johnstown take the B4312 'Llansteffan Road' travelling past 'Q.E. High' Secondary School and the Leisure Centre out into the countryside. Upon entering Llangain the property will be found on the left hand side just after the left hand turning for 'School Road' (crossroads) opposite and just after 'Smyrna' Chapel.

Viewings

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

Council Tax Band

E



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