





Wrenbury No 3 Derwen Fechan, Trevaughan, Carmarthen, SA31 3QA

Offers In The Region Of £395,000

- IMMACULATE MODERN DETACHED BUNGALOW.
- GAS C/H (NEW BOILER 2023). EPC - C (72).
- CLOSE TO THE FIRE STATION.
- FIRST TIME ON THE 'OPEN MARKET' SINCE 2015.
- WELL PRESENTED 3 DOUBLE BEDROOMED ACCOMMODATION.
- PVCu DOUBLE GLAZED WINDOWS.
- RELATIVELY LEVEL WALKING DISTANCE TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- SOUGHT AFTER CUL-DE-SAC.
- LANDSCAPED EASILY MANAGEABLE GARDENS.
- JUST OFF BUS ROUTE.

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A superior immaculately maintained well presented most conveniently situated traditionally built (2003) 3 DOUBLE BEDROOMED DETACHED BUNGALOW RESIDENCE having an attractive part brick facade situated enjoying a sunny position at the beginning of a sought after popular established cul-de-sac of varying types and designs within close proximity of Carmarthen Fire Station and within a relatively level walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located just off a regular bus route.

3 2 1

Council Tax Band: E





BRICK ARCHED/PILLARED ENTRANCE PORCH
with part double glazed composite entrance door and side screen to

RECEPTION HALL
16'8" x 5'4"
with convector radiator. 2 Power points. Telephone point. Mains smoke detector. C/h timer/thermostat control.

LOUNGE
17'6" x 12'10"
with convector radiator. PVCu double glazed window with stained glass/leaded effect lights. Feature fireplace incorporating an electric fire. TV and telephone points. 14 Power points.

FITTED KITCHEN/DINING ROOM
18'9" x 12'11"
with ceramic tiled floor. Part tiled walls. Recessed downlighting. Mains smoke detector. PVCu double glazed window. 2 Convector radiators. 14 Power points plus fused points. TV point. Plumbing for dishwasher. Range of fitted base and eye level 'limed' light oak effect kitchen units incorporating a ceramic hob, canopied cooker hood, electric double oven, 1.5 bowl sink unit and glazed display units. Door to the utility room. PVCu double glazed double doors to

CONSERVATORY
11'4" x 10'6"
with ceramic tiled floor. Half PVCu double glazed on a dwarf brick wall under a polycarbonate roof. Convector radiator. 6 Power points. TV point. PVCu double glazed double French doors to and overlooking the rear sun terrace. 2 Wall light fittings.

UTILITY ROOM
9'11" x 8'2" overall
'L' shaped with ceramic tiled floor. Plumbing for washing machine. PVCu double glazed window. Part tiled walls. PVCu part opaque double glazed door to rear. Convector radiator. Base unit and worksurface incorporating a sink unit. 6 Power points plus fused point. Extractor fan. Door to the integral garage.

SEPARATE WC
with ceramic tiled floor. WC in white. Extractor fan.

INNER HALL
with mains smoke detector.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with slatted shelving. Electric light. Radiator.

BUILT-IN CLOAKS CUPBOARD OFF
with electric light.

FAMILY BATHROOM
with fully tiled walls. Recessed downlighting. Extractor fan. PVCu opaque double glazed window. Electric towel warmer ladder radiator. Convector radiator. 3 Piece 'Armitage Shanks' suite incorporating a corner bath, WC and wash hand basin to fitted 'dresser style' bathroom furniture with fitted mirror, shelving and storage cupboards. Quadrant shower enclosure with plumbed-in shower over, fitted shower seat and sliding shower doors.

FRONT BEDROOM 1
13'1" x 9'9"
with PVCu double glazed window. Convector radiator. 8 Power points. TV and telephone points. Wall light. PVCu double glazed window with stained glass/leaded effect lights.

MASTER BEDROOM 2
with convector radiator. PVCu double glazed window with stained glass/leaded effect light to fore. 8 Power points. TV point.

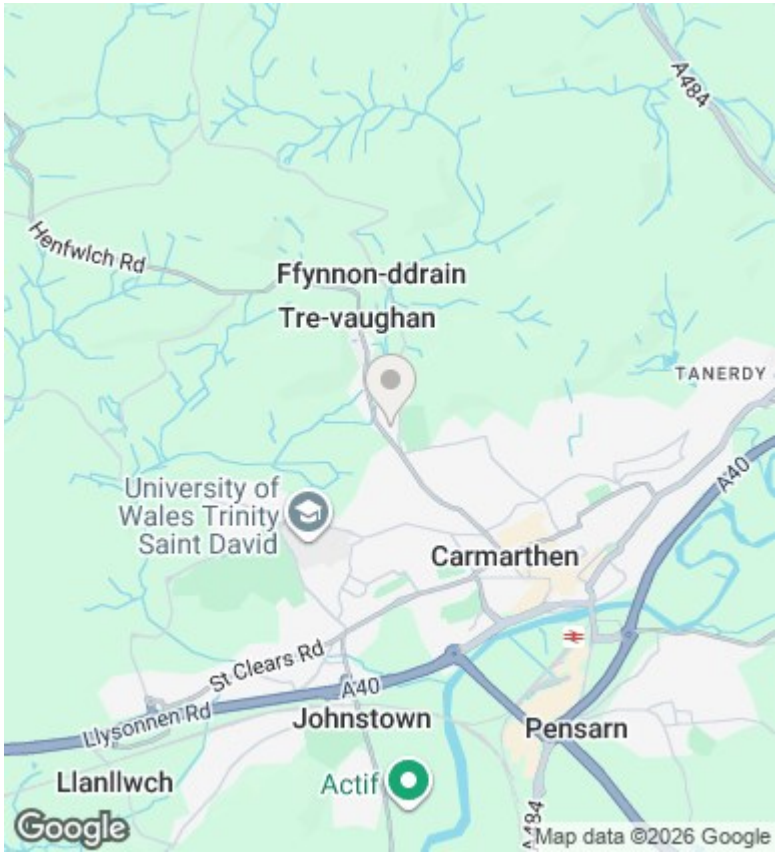
EN-SUITE SHOWER ROOM
7'3" x 4'2"
with fully tiled walls. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. Convector radiator. Electric towel warmer ladder radiator. 2 Piece 'Ideal Standard' suite comprising WC and wash hand basin to fitted bathroom furniture. Wall mounted mirror fronted storage unit. Quadrant shower enclosure with plumbed-in shower over and double sliding shower doors.

REAR BEDROOM 3
10'8" x 9'4"
with 6 power points. TV point. Convector radiator. PVCu double glazed window.

EXTERNALLY
Part walled brick paved forecourt with two entrances providing ample private car parking. There are gated brick paved pathways to either side. Landscaped rear garden incorporating a paved sun terrace to either side of the Conservatory with a short flight of steps to a raised walled/close boarded fenced decoratively stoned herbaceous garden with established ornamental shrubs. OUTSIDE LIGHT and WATER TAP.

INTEGRAL GARAGE
17'7" x 9'9"
with PVCu opaque double glazed window. Access via retractable loft ladder to a partly boarded attic space with electric light. Up-and-over garage door. 4 Power points. Water tap. Electricity consumer unit. Wall mounted 'Worcester' gas fired central heating boiler (2023).





Directions

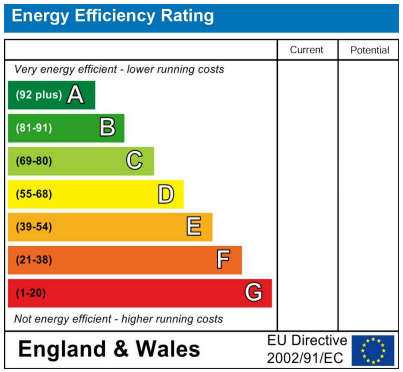
From Carmarthen town centre travel up 'Water Street', 'Fountain Hall Terrace' and continue along 'Lime Grove Avenue.' Travel past the entrance to the Fire Station and turning for Carmarthen Golf Club/'Russell Terrace' and take the next right hand turning in to 'Derwen Fechan.' Continue a short distance into the cul-de-sac and the property is the third on the right hand side.

Viewings

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

Council Tax Band

E



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