





Rose Cottage Ffynnonddrain, Carmarthen, SA31 1TY

Offers In The Region Of £325,000

- ATTRACTIVE DETACHED HOUSE BORDERING THE COUNTRYSIDE.
- 3 DOUBLE BEDROOMS. 2 BATHROOMS/WC's.
- PRIVATE SUNNY SOUTH REAR GARDEN.
- NO FORWARD CHAIN.
- WELL PRESENTED EXTENDED ACCOMMODATION.
- 2 LIVING ROOMS. L.P. GAS C/H.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- 1.5 MILES 'ST. CATHERINES WALK' SHOPPING PRECINCT.
- VIEWS ARE ENJOYED FROM THE PROPERTY OVER FFYNNONDDRAIN AND THE SURROUNDING COUNTRYSIDE.
- PVCu DOUBLE GLAZED WINDOWS. DOUBLE GARAGE.
- 0.75 OF A MILE CARMARTHEN FIRE STATION.
- 1.5 MILES (ON FOOT) 'UWTSD' AND 'S4C' - 2 MILES BY CAR.

Rose Cottage , Carmarthen SA31 1TY

A most conveniently situated traditionally built double fronted 3 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE having an attractive part stone facade situated bordering the countryside enjoying a sunny position with views over the surrounding area and Ffynonddrain towards Carmarthen and beyond being located within 0.75 of a mile of Carmarthen Fire Station, is within walking distance (1.5 miles) of both 'UWTSD'/'S4C' and 'St. Catherine's Walk' shopping precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. By car the property is within 2 miles of 'UWTSD', 'S4C' and 'Parc Dewi Sant' the property is situated within 2.5 miles of Carmarthen Golf Club.

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Council Tax Band: D





ENTRANCE VESTIBULE
with telephone point. PVCu part opaque double glazed entrance door with double glazed fan light above with the house name inscription. Quarry tiled floor. Opaque glazed door to

LIVING ROOM (FORMERLY TWO ROOMS)
24'8" x 12'10"
with feature beamed ceiling. Staircase to first floor. Bar area with quarry tiled floor. 2 Radiators. 2 PVCu double glazed windows to fore. 14 Power points. TV and telephone points. Feature stone fireplace with slate hearth incorporating a 'log effect' L.P. gas fire. Opaque glazed doors to the utility room and

DINING ROOM
14'9" x 8'4"
with double aspect. Feature beamed ceiling. Radiator. PVCu double glazed window to rear. PVCu double glazed double French doors to the side with a view towards 'Elim Chapel' and beyond. 4 Power points.

FITTED KITCHEN/BREAKFAST ROOM
16'10" x 8'5"
with radiator. Ceramic tiled floor. Feature beamed ceiling. PVCu double glazed window overlooking the rear garden. Part tiled walls. 10 Power points plus fused point. Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a 'Butlers' sink, plate and wine racks, canopied cooker hood, integrated fridge and freezer. Provision for L.P. gas cooker. PVCu part opaque double glazed door to rear. Fitted cupboard with 2 power points. Fitted shelving. Opaque glazed door to

UTILITY ROOM
14'5" x 5'7"
with ceramic tiled floor. Wall mounted 'Worcester' L.P. gas fired central heating boiler. Fitted shelving. Cloak hook. PVCu opaque double glazed window to fore.

FIRST FLOOR -
pine panelled doors

HALF LANDING

FRONT LANDING
with radiator. PVCu double glazed window with a view. 2 Power points. Access to loft space.

FRONT BEDROOM 1
13'0" x 9'10"
with double aspect. 2 PVCu double glazed windows both with views over the surrounding area. Radiator. 4 Power points.

FRONT BEDROOM 2
10'1" x 8'11"
with radiator. PVCu double glazed window with a view. 4 Power points.

JACK'N JILL BATHROOM
14'2" x 6'8"
with 2 PVCu opaque double glazed windows. Fully tiled walls. Radiator. Vinyl floor covering. 3 Piece suite in white comprising pedestal wash hand basin, WC and enamelled bath with dual head shower attachment. Wall light. Door to the landing. FITTED AIRING/LINEN CUPBOARD with radiator. Slatted shelving. Double doors.

INNER LANDING

MASTER BEDROOM SUITE COMPRISING: -

HALLWAY
with radiator.

WALK-IN WARDROBE
7'8" x 3'6"
with 2 hanging rails and fitted shelving.

BEDROOM 3
14'5" x 13'6"
with double aspect. Radiator. PVCu double glazed window to side with a view over the surrounding area. Fitted bedroom suite. 4 Power points. TV point. PVCu double glazed double French doors to the railed balcony.

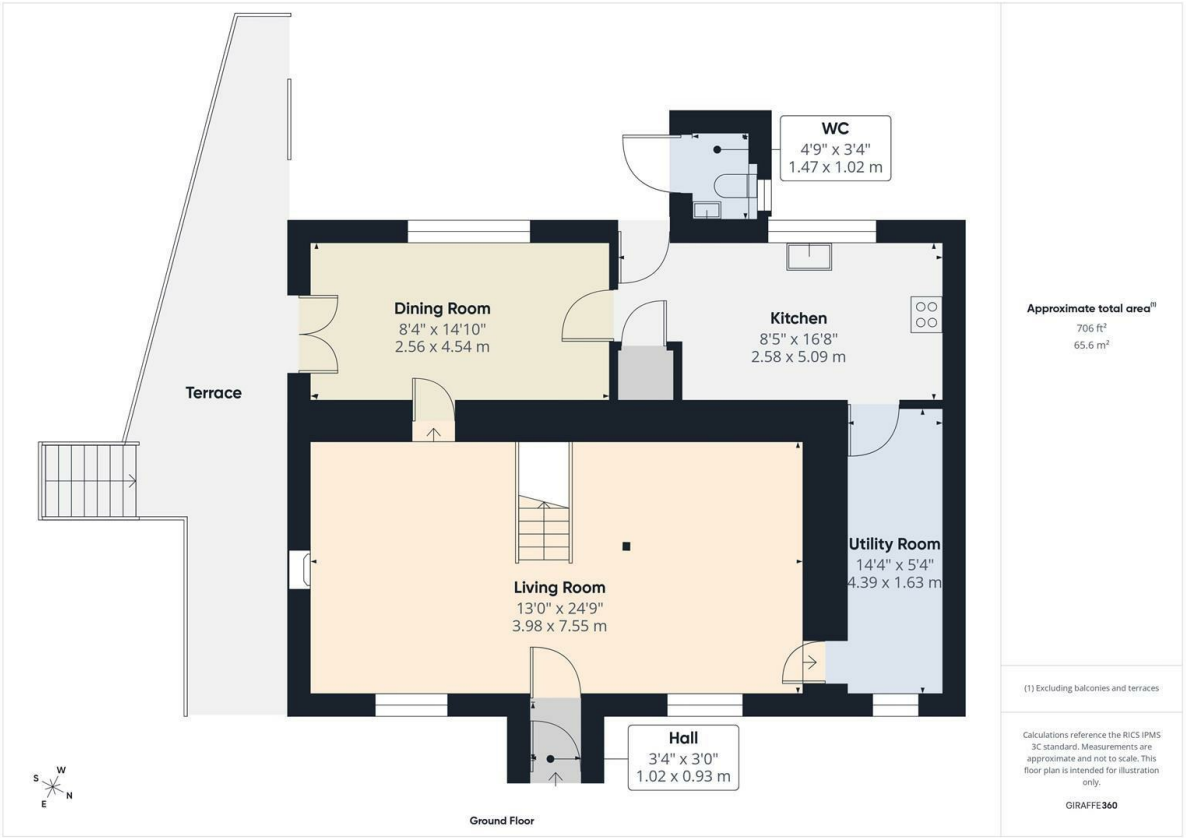
EN-SUITE SHOWER ROOM
7'9" x 6'6"
with vinyl floor covering. Radiator. PVCu opaque double glazed window. Fully tiled walls. 3 Piece suite in white comprising bidet, WC and pedestal wash hand basin. Quadrant shower enclosure with electric shower over and shower door.

RAILED BALCONY
6'3" x 3'0"
from which views are enjoyed over the surrounding area.

EXTERNALLY
Walled/railed/gated concreted forecourt. Side concreted patio area with beyond a walled lawned garden. Side tarmacadamed entrance drive off 'Castell Howell' lane providing private car parking. There is to the rear a covered seating area with a short flight of steps leading up to the rear lawned garden that incorporates a further patio area and two apple trees which affords a good degree of privacy. From the rear garden views are enjoyed over the surrounding area.

OUTSIDE WC
with 2 piece suite in white comprising wash hand basin and WC. PVCu opaque double glazed window. Ceramic tiled floor. PVCu part opaque double glazed door.

DETACHED DOUBLE GARAGE
17'1" x 16'0"
of concrete sectional construction. Concreted floor. Sliding double doors. Power and lighting.





Directions

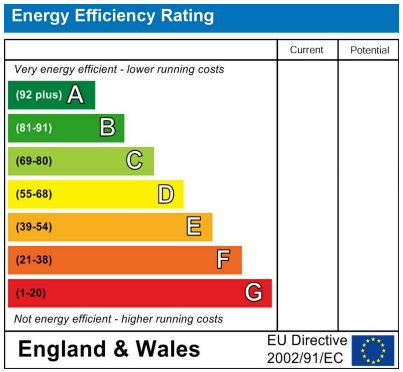
From Carmarthen town centre travel up 'Water Street'/'Fountain Hall Terrace' into 'Lime Grove Avenue' and fork right opposite the entrance to Carmarthen Fire Station into 'Elim Road' passing the turning for 'Russell Terrace' and keeping the Cemetery on your right hand side. Continue for approximately half a mile along 'Elim Road' passing 'Elim Chapel' to Ffynnonddrain and the property is the first on the left hand side adjacent to the left hand turning for 'Castell Howell' opposite the red post

Viewings

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

Council Tax Band

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