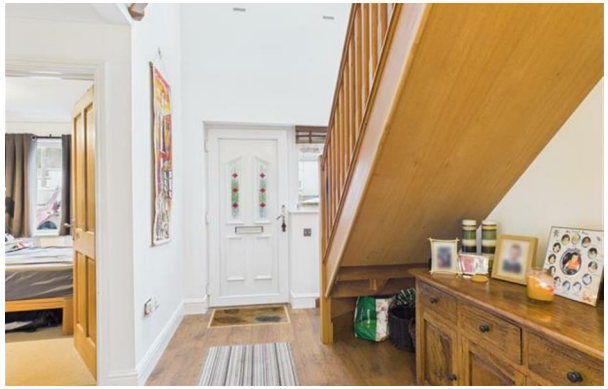






Gorwel Bancycapel, Carmarthen, SA32 8EB

Offers In The Region Of £349,950

- ATTRACTIVE MODERN DETACHED DORMER BUNGALOW RESIDENCE.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES MORRISONS SUPERMARKET AND A48 DUAL CARRIAGEWAY.
- SUMMER HOUSE. EV CHARGER POINT.
- FIRST TIME ON THE OPEN MARKET.
- INDIVIDUALLY BUILT. 4 BEDROOMS.
- FAR REACHING VIEWS TO REAR OVER THE SURROUNDING COUNTRYSIDE.
- 4 MILES CARMARTHEN TOWN CENTRE.
- JUST OFF BUS ROUTE.
- 3 BATHROOMS/WC's. FITTED KITCHEN/DINING/LIVING ROOM.
- PRIVATE SUNNY SOUTH FACING REAR GARDEN.
- AMPLE PRIVATE CAR PARKING.
- 1 MILE A484 CARMARTHEN TO LLANELLI ROAD.

Gorwel , Carmarthen SA32 8EB

An attractive most conveniently situated modern individually built (2008) 4 BEDROOMED DETACHED DORMER BUNGALOW RESIDENCE built to a timber framed design with attractive brick quoins situated fronting onto a Class III Council maintained road just off the B4309 Carmarthen to Pontyates Road (regular bus route) enjoying a sunny south facing position at rear within 1 mile of the A484 Carmarthen to Llanelli trunk road, is within 2.5 miles of Bro Myrddin Secondary School and Coleg Sir Gar, is within 3 miles of Morrisons Supermarket and the A48 dual carriageway and the property is located some 4 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

4 3 1

Council Tax Band: E





PILLARED/CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door with stained glass/leaded effect lights to

RECEPTION HALL
with oak boarded effect flooring. Vaulted ceiling with double glazed 'Velux' window. Light oak staircase to the first floor. Mains smoke detector. PVCu double glazed window to fore. 4 Chrome power points. Radiator.

FITTED KITCHEN/DINING/LIVING ROOM
22'6" x 12'7"
with telephone point. Ceramic tiled floor. Double aspect. PVCu double glazed window to fore. PVCu tri-fold doors to and overlooking the rear garden and from which a far reaching rural view is enjoyed. 2 Radiators. 14 Power points plus fused point. TV point. Recessed downlighting to the kitchen area. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, L.P. gas 5 ring hob, electric double oven, canopied cooker hood, pan drawers, integrated dishwasher and larder unit. Door to

UTILITY ROOM
8'11" x 7'3"
with ceramic tiled floor. Range of fitted base and eye level kitchen units to match the kitchen incorporating a sink unit. Plumbing for washing machine. Part tiled walls. PVCu part opaque double glazed door to rear. C/h timer control. Oil fired central heating boiler. Pre-lagged hot water cylinder. 6 Power points.

LOUNGE
13'10" x 12'11"
with PVCu double glazed double French doors to and overlooking the rear garden and from which a far reaching view is enjoyed over the surrounding countryside. Wall mounted electric fire. TV and telephone points. Radiator. 8 Power points.

SHOWER ROOM
9'0" x 3'10"
with black and white ceramic tiled floor. Chrome towel warmer ladder radiator. 2 Piece suite comprising wash hand bowl with tiled splashback and WC in white. Tiled shower enclosure with plumbed-in shower over having a part feature coloured brick glass wall, curtain and rail. Extractor fan. PVCu opaque double glazed window.

FRONT BEDROOM 1
13'0" x 8'5"
with PVCu double glazed window. Radiator. 4 Power points.

FIRST FLOOR

'GALLERIED STYLE' LANDING
with 2 power points. Radiator. Mains smoke detector.

MASTER BEDROOM 2
15'2" x 12'7" plus
walk-in wardrobe/cupboard. 2 Radiators. 6 Power points. Oak boarded effect flooring. 12' 4" (3.76m) High vaulted ceiling. TV point. PVCu double glazed double French doors with side screens to either side taking full advantage of the far reaching views that are enjoyed over the surrounding countryside. 'Juliet' balcony.

EN-SUITE SHOWER ROOM
9'0" x 6'11" plus
recessed tiled shower enclosure with electric shower over and shower door. Extractor fan. Porcelain tiled floor. PVCu double glazed window. Shaver point. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC and his 'n' hers wash hand basins to oak unit with storage cupboards beneath.

FAMILY BATHROOM
9'1" x 8'5"
with boarded effect vinyl floor covering. Chrome towel warmer ladder radiator. Double glazed 'Velux' window with a view to part sloping ceiling. 3 Walls fully tiled. Wall light with shaver point. 3 Piece suite in white comprising wash hand basin, WC and double ended bath tub with tiled surround. Fitted storage cupboard.

REAR BEDROOM 3
11'10" x 11'0"
with oak boarded effect flooring. Double glazed 'Velux' window with a view to part sloping ceiling. Access to loft space. Telephone point. 4 Power points. Radiator.

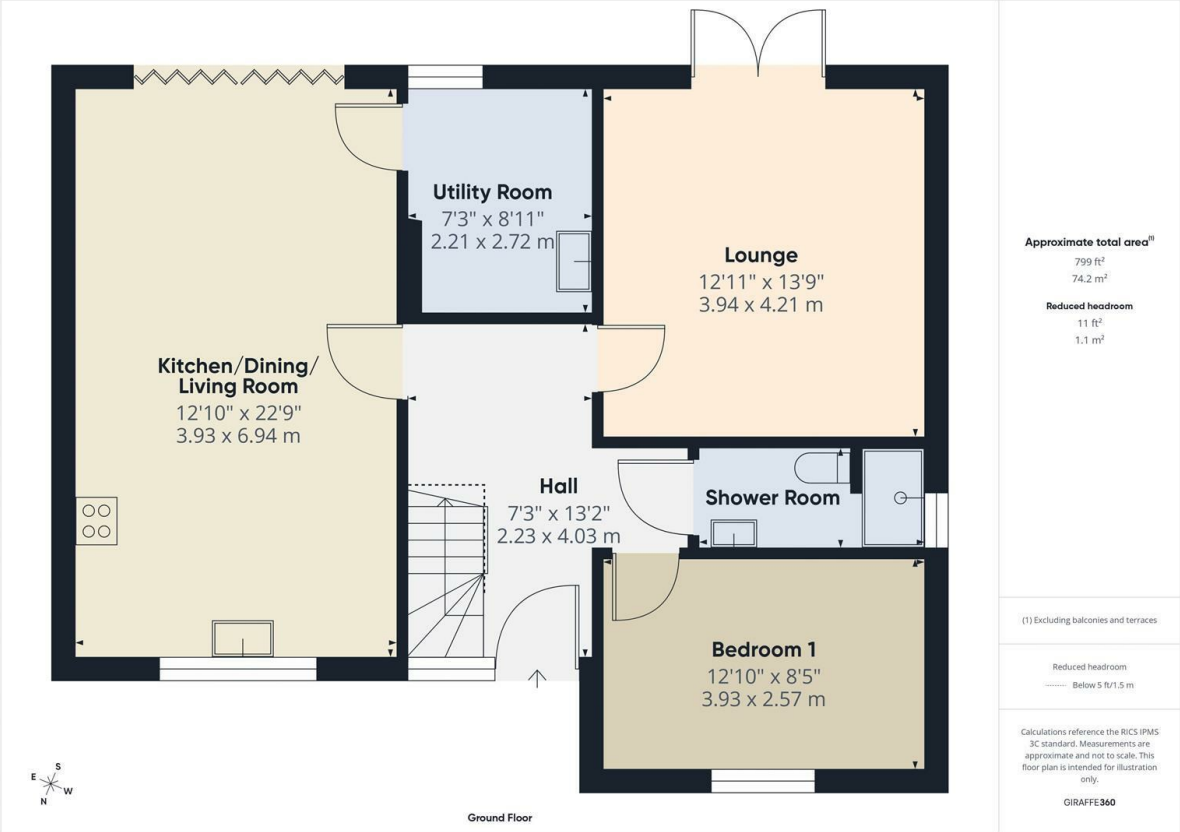
FRONT BEDROOM 4
13'0" x 12'4"
with oak boarded effect flooring. Fitted bedroom suite. PVCu double glazed window. Radiator. 4 Power points.

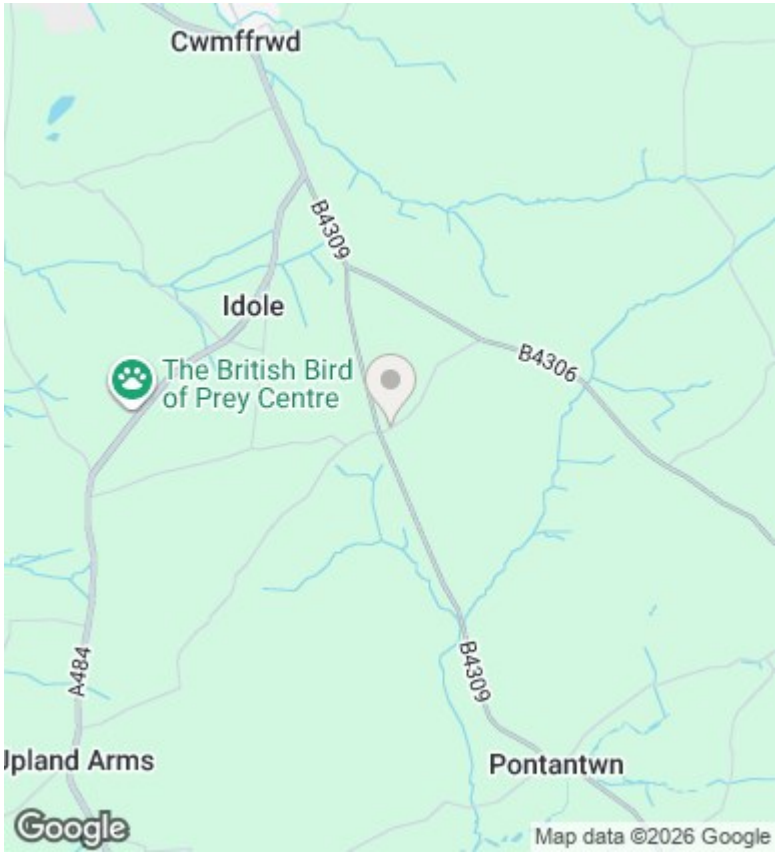
EXTERNALLY
Double gated tarmacadamed entrance drive providing ample private car parking/turning and which leads to the garage. Walled/close boarded fenced lawned front garden. Gated pathways to either side. There is to the rear a sunny south facing enclosed close boarded fenced lawned garden with decked sun terrace. Raised vegetable patch. From the rear garden far reaching views are enjoyed over the surrounding countryside. OUTSIDE LIGHT and WATER TAP. EV CHARGER POINT.

DETACHED GARAGE
24'0" x 8'2"
concrete block built. Manual roller door. Part loft storage over. PVCu opaque double glazed window. PVCu part opaque double glazed door to rear. 6 Power points.

FUEL STORE

SUMMER HOUSE
15'7" x 12'4" overall
'L' shaped timber framed. 8 Power points. 2 Double glazed windows. 'T&G' boarded ceiling. Part double glazed double entrance doors.





Directions

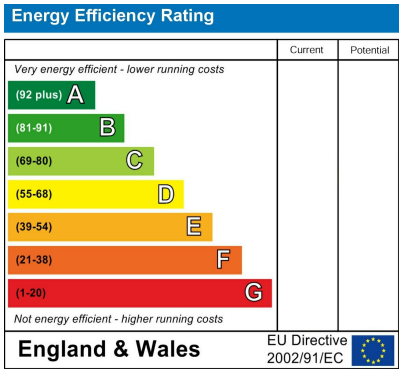
From Carmarthen take the A484 Llanelli Road south travelling past 'Morrisons' Supermarket and the turnings for Coleg Sir Gar and Bro Myrddin Secondary School. Continue into the village of Cwmffrwd and as you leave the village travel past 'O C Davies' Car dealership and the Nursery and bear left onto the B4309 Pontyates Road (signposted). Travel past the left hand turning for Pontyberem and as you enter the hamlet of Bancycapel turn left at the crossroads and the property will be found a

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