





Brookfield No 106 Bronwydd Road, Carmarthen, Carmarthenshire, SA31 2AW

Offers In The Region Of £245,000

- ATTRACTIVE SEMI-DETACHED HOUSE OF CHARACTER.
- 3 BEDROOMS. 2 LIVING ROOMS.
- WALKING DISTANCE GLANGWILI HOSPITAL (HALF MILE).
- NO FORWARD CHAIN.
- MUCH SOUGHT AFTER AREA.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- 1.5 MILES CARMARTHEN TOWN CENTRE.
- FIRST TIME ON THE MARKET SINCE 1998.
- SET BACK OFF AND ABOVE THE ROAD BORDERING THE COUNTRYSIDE AT REAR.
- LANDSCAPED FRONT AND REAR GARDENS.
- AMPLE PRIVATE CAR PARKING.
- CAVITY WALL INSULATION.

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An attractive most conveniently situated traditionally built (late 1950's/early 1960's) 'L' shaped 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE with many character features situated set back off and above the road bordering the countryside at rear with views to fore towards 'Merlin's Hill' being located in a much sought after residential area on a regular bus route within a relatively short walking distance of Glangwili General Hospital (0.5 of a mile) and within walking distance of the readily available facilities and services that are available at the centre of the County and Market town of Carmarthen that is approximately 1.5 miles distant. The property enjoying ease of access to the A40/A48/A484 and A485 trunk roads.

3 1 2

Council Tax Band: E





ENTRANCE PORCH
11'9" x 4'9"
part PVCu double glazed. PVCu part opaque double glazed door to outside. Opaque single glazed door and side screen to

RECEPTION HALL
7'1" x 6'11"
with oak strip flooring. Staircase to first floor. Radiator. Telephone point. Plate rack.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD OFF
with hanging rail. Electric light.

SITTING/DINING ROOM
11'11" x 11'10"
with oak strip/boarded suspended floor. Smooth skimmed and coved ceiling. Feature brick fireplace with oak mantle incorporating a fitted gas fire - CONDEMNED. 10 Power points. Radiator. PVCu double glazed window with a view.

LIVING ROOM
13'11" x 11'11"
with radiator. PVCu double glazed window overlooking the rear garden. Feature tiled fireplace incorporating a fitted 'coal effect' gas fire. 2 Alcoves. 11 Power points.

FITTED KITCHEN/BREAKFAST ROOM
10'0" x 9'11"
with tile effect vinyl floor covering. Radiator. Dado rail. Water stop tap. Part tiled walls. PVCu double glazed window overlooking the rear garden. Range of fitted base and eye level oak effect kitchen units incorporating a 'Neff' electric oven, gas hob, sink unit, cooker hood and opaque glazed display units. 10 Power points. Part opaque PVCu double glazed entrance door to

UTILITY ROOM
6'3" x 5'5"
with plumbing for washing machine. Tile effect vinyl floor covering. Polycarbonate roof. Half PVCu double glazed. 2 Power points. PVCu part double glazed door to outside.

FIRST FLOOR

LANDING
with 1 power point. Radiator. Telephone point. Access to loft space. PVCu double glazed window with a view.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with slatted shelving. C/h timer control. Pre-lagged hot water cylinder with immersion heater.

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

REAR BEDROOM 2
11'11" x 10'4"
with 4 power points. Radiator. PVCu double glazed window overlooking the rear garden and from which a rural view is enjoyed.

BATHROOM
8'1" x 5'11" overall
'L' shaped with part tiled walls. Radiator. Grab rail. PVCu opaque double glazed window. 3 Piece coloured suite comprising pedestal wash hand basin, WC and enamelled bath with shower attachment and electric shower over.

REAR BEDROOM 3
9'11" x 7'6"
with radiator. PVCu double glazed window overlooking the rear garden and from which a rural view is enjoyed. 4 Power points.

EXTERNALLY
Pillared tarmacadamed entrance drive providing ample private car parking. Front walled lawned garden with decoratively stoned areas, herbaceous borders and ornamental trees/shrubs. There is to the side of the entrance drive a further established garden area with ornamental trees/shrubs. Rear walled lawned garden with decorative stoned areas and herbaceous border. OUTSIDE LIGHT and WATER TAP.

ADJOINING GARAGE
with sliding garage door. PVCu part opaque double glazed personal door. Insulated sheet roof. 2 PVCu double glazed windows. 10 Power points. Butlers sink.

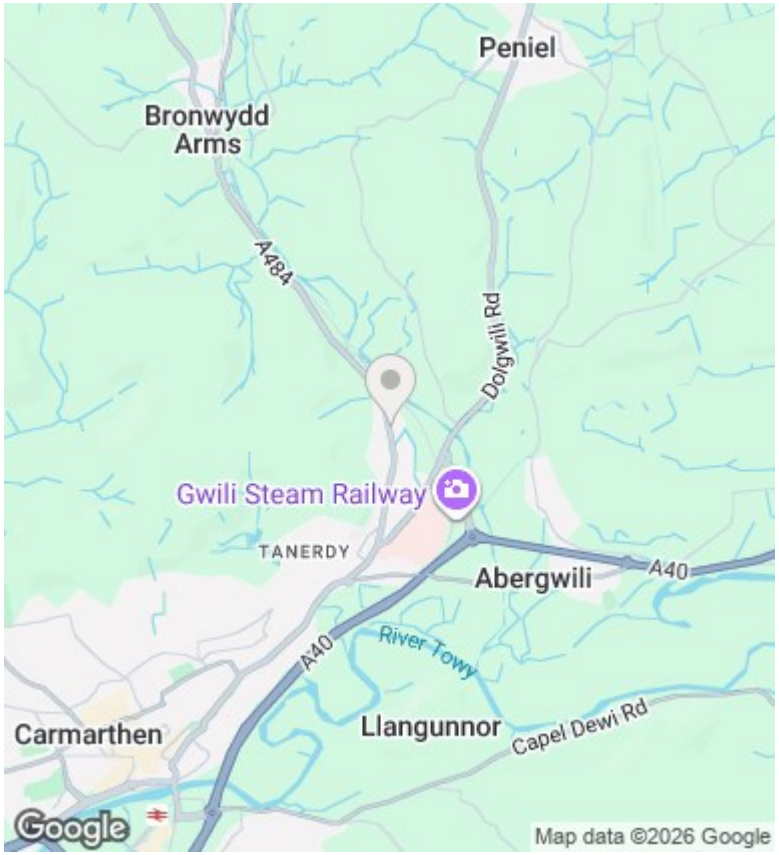
OUTSIDE WC
with PVCu part opaque double glazed entrance door.

GREENHOUSE
10'6" x 7'6"
timber framed.

LEAN-TO GREENHOUSE
7'0" x 5'10"

STORE SHED





Directions

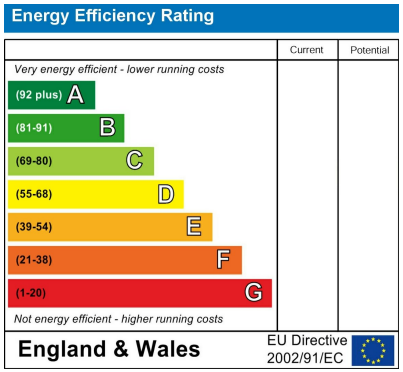
From Carmarthen town centre travel past 'Tanerdy Petrol Filling Station/Convenience Store' and 'Tanerdy Lodge' Public House/Restaurant to the roundabout and bear first left for Glangwili General Hospital/Bronwydd Arms/Newcastle Emlyn/Cardigan. At the next roundabout take the first exit for Newcastle Emlyn/Cardigan/Bronwydd Arms and continue through the 'S' bend in 'Bronwydd Road' and past the turnings for 'Pantglas'and 'Cae Seiri' and the property will be found a little further along on the

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