

Regulated by:



RICS



Since 1989

A pleasant, deceptive and modern 3 bedroomed detached bungalow in a sought after cul-de-sac. 3 miles from Carmarthen, West Wales



8 Bro Dauddw, Peniel, Carmarthen, Carmarthenshire. SA32 7AS.

REF: R/2733/LD

£199,950

- *** No onward chain *** Pleasant, convenient and sought after position *** 3 bedroomed detached bungalow with potential for further conversion (subject to consent)
- *** Low maintenance well kept gardens laid to lawn and patio *** Electric heating, recently UPVC fitted windows and good Broadband speeds *** Suiting 1st Time Buyers/Family Occupiers or for retirement living
- *** Off street parking with attached garage *** Popular residential district - Outskirts of Carmarthen
- *** Level walking distance to a renowned and popular Primary School *** On a regular Bus Route *** 3 miles from Carmarthen, the M4 and Glangwili Hospital *** Must be viewed - Contact us today

LOCATION

Located in a popular residential district in the sought after Village of Peniel, only 3 miles North from Carmarthen with access to the M4 and National Rail Networks, along with Glangwili General Hospital. Carmarthen offers a range of excellent facilities with Shopping, Schooling, Universities and general Administration. The Village of Peniel is on a regular Bus Route with easy access back and forth into Carmarthen.

GENERAL DESCRIPTION

The property offers deceptive comfortable and modern accommodation. It benefits from 3 double bedrooms along with low maintenance front and rear garden laid to lawn and gravelled and patio areas, all of which being private and enclosed and not being overlooked.

The property enjoys a sought after residential location and within short walking distance to the local and renowned Primary School and only 3 miles from Carmarthen.

The property currently offers the following:-

FRONT PORCH

With UPVC sliding front entrance door.

RECEPTION HALL

With a solid front entrance door, recently fitted laminate flooring, cloak cupboard, airing cupboard with pressurised hot water tank.

KITCHEN

12' 6" x 8' 8" (3.81m x 2.64m). A fitted kitchen with wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Beko free standing cooker with extractor hood over, plumbing and space for automatic washing machine and dishwasher, electric wall heater, rear entrance door, tiled flooring.



LIVING ROOM

17' 9" x 16' 2" (5.41m x 4.93m). With a stone feature fireplace with electric inset fire, recently fitted laminate flooring, T.V. point, patio doors opening onto the side garden.



LIVING ROOM (SECOND ANGLE)



INNER HALL

With access to loft space.

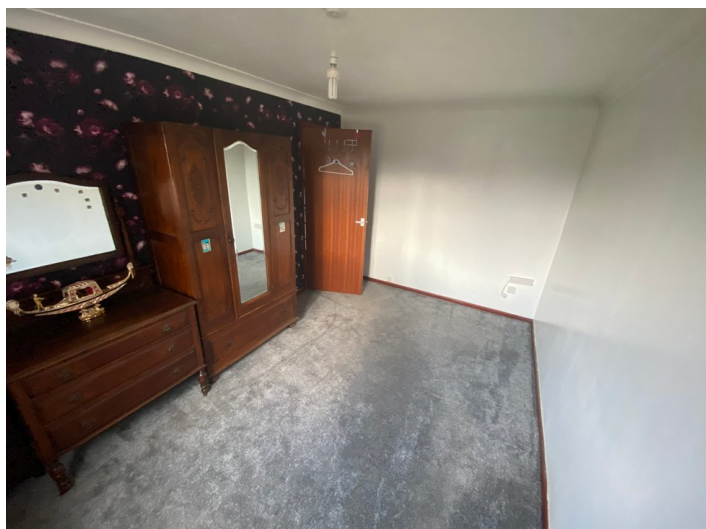
BATHROOM

8' 9" x 5' 5" (2.67m x 1.65m). With a newly fitted suite with a wash hand basin, panelled bath, low level flush w.c., shower cubicle with mains fed shower, heated towel rail.



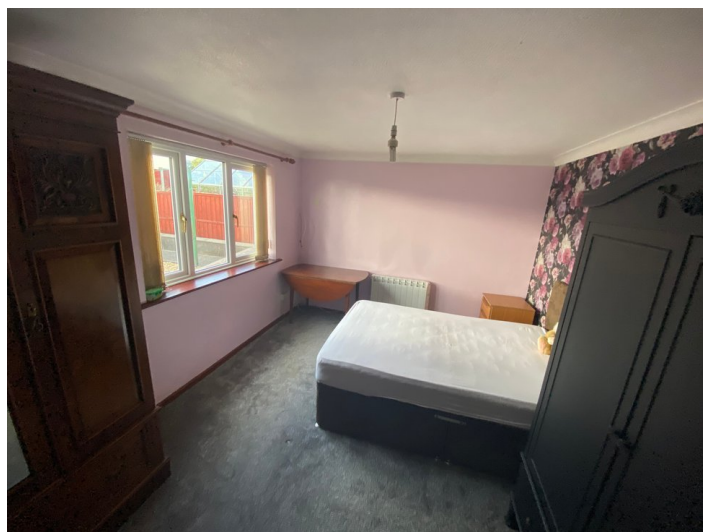
REAR BEDROOM 2

13' 5" x 8' 9" (4.09m x 2.67m). Being newly carpeted, electric wall heater.



PRINCIPAL BEDROOM 1

14' 5" x 10' 5" (4.39m x 3.17m). With electric wall heater, view over the rear garden.



BEDROOM 3

11' 3" x 8' 6" (3.43m x 2.59m). With electric wall heater.



LOFT SPACE

37' 0" x 20' 0" (11.28m x 6.10m) in total. Offering perfect conversion potential into further accommodation. It could offer space for a master suite with an en-suite (subject to the necessary consents being granted by Carmarthenshire County Council).



EXTERNALLY

ATTACHED GARAGE

17' 3" x 9' 5" (5.26m x 2.87m). With electric up and over door, concrete flooring, electricity connected.



GARDEN

A particular feature of this delightful bungalow is its enclosed and private garden area, being laid mostly to lawn with gravelled and patio areas.



GARDEN (SECOND ANGLE)



GARDEN (THIRD ANGLE)



GARDEN SHED



PARKING AND DRIVEWAY

Off street parking to the side of the property with parking for up to two vehicles.



FRONT OF PROPERTY



AGENTS' COMMENTS

A delightful property in a sought after location.

VIDEO

Virtual Video available on our Website – www.morgananddavies.co.uk

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, recently fitted UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

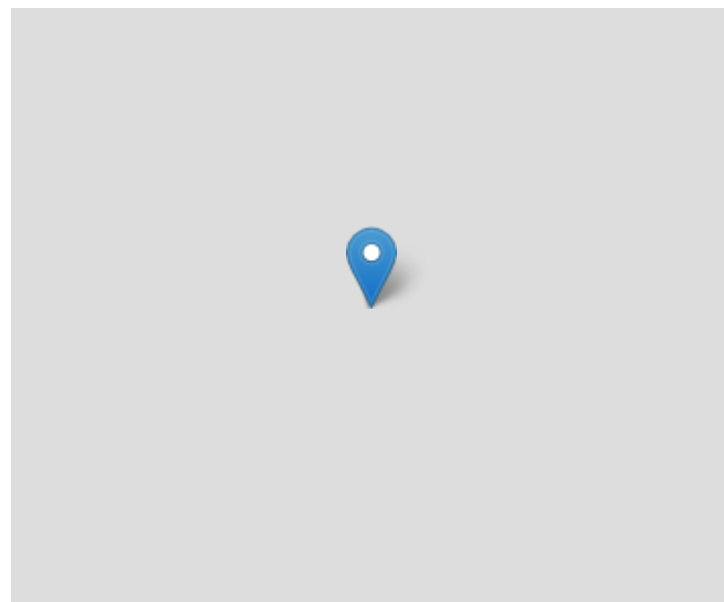
From Carmarthen take the A485 Lampeter road, North, past Glangwili General Hospital for Peniel. On entering the Village of Peniel turn right just after the Bus shelter. Travel past the Chapel and the Primary School to the 'T' junction. Turn right and then take the next right and continue into the cul-de-sac and the property will be found in front of you, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

Virtual Video available on our Website – www.morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 