

Lovely family home in desirable area of Carmarthen Town. Split level and well presented the property offers good sized accommodation and in good decorative order. Two entrances front and rear gives good sized parking and garage.



11 Llest Y Bryn, Carmarthen. SA31 1GZ.

£350,000

R/5175/NT

Lovely family home in a popular location on the edge of town centre. Set over two levels as a split level property. Most of the rooms are set across the first floor with 4 bedrooms and two bathrooms, open plan kitchen/ dining room with door to the balcony. . Living room with patio doors to balcony with views and overlooking the rear garden. The downstairs living room with woodburner could be utilised as an integral self containex anex style room (STBuilding regs). Ample garden area and parking to front and rear including a garage, this property has a lot to offer as a family property.



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CARMARTHEN
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Location

Carmarthen town offers excellent facilities including traditional and national retailers and Market. Lyric Theatre and cinema. Schools, University and leisure centre. Egic/ S4C TV Centre. Good transport infrastructure via A 40 & A48. Bus and rail stations. Dyfed Powys Police Headquarters, West Wales General Hospital and fire brigade.

FIRST FLOOR

Entrance Porch

Entrance doorway and door to.

Hallway

With built-in storage cupboard, doors to:



Lounge

4.14m x 4.88m (13' 7" x 16' 0")

With double-glazed French doors giving access to the rear balcony which benefits from far-reaching views over the town, radiator, doors into:



Kitchen / Dining Room

4.45m x 6.43m (14' 7" x 21' 1")

With double-glazed window to rear, door out to rear balcony, a range of wall and base units with work surfaces over openings with woven basket storage area, stainless steel sink/drainage unit, Plumbing for dishwasher and washing machine, electric oven, 4-ring ceramic hob with hood above, microwave oven, display unit, breakfast bar, tiled flooring.





Balcony

With views to rear overlooking the rear garden area.



Rear Hallway

Accessed via lounge, with hatch giving access to a useful carpeted loft-space via drop-down ladder with Velux roof windows and power connected.

Bedroom

4.45m x 3.63m (14' 7" x 11' 11")

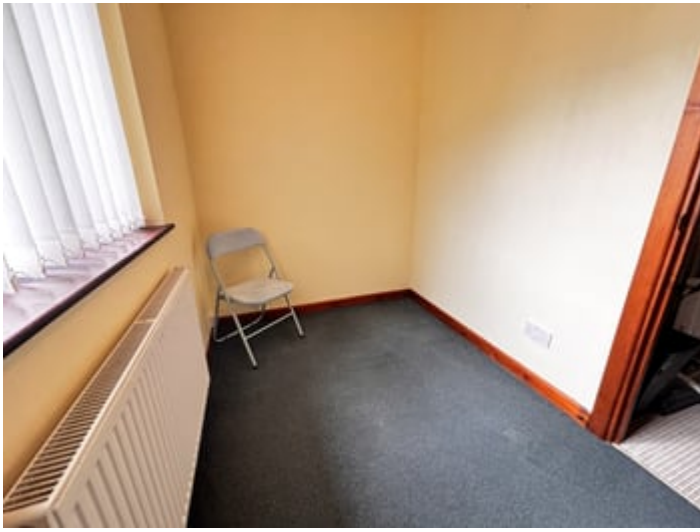
With windows to side and rear, radiator.



Bedroom

3.56m x 3.30m (11' 8" x 10' 10")

With double-glazed window to side, radiator



Shower Room

With tiled walls, shower cubicle, wash hand basin, low level flush WC.



Bathroom

3.02m x 2.72m (9' 11" x 8' 11")

With opaque double-glazed window to side, built-in airing cupboard, wash hand basin, shower cubicle, low level flush WC, localised wall tiles.



Bedroom

3.02m x 3m (9' 11" x 9' 10")

With double-glazed window to fore, radiator.



Bedroom/ Office

2.77m x 1.73m (9' 1" x 5' 8")

With double-glazed window to fore, radiator.



GROUND FLOOR

Living Room

4.47m x 6.1m (14' 8" x 20' 0")

Versatile room with double-glazed window to rear and rear door, radiator, gas-fired boiler. Lots of possible uses including office or would even, subject to the necessary planning consents, make an ideal annexe for a family member.



Garage

3.4m x 8.6m (11' 2" x 28' 3")

Up and over door. opening to a further storage area with part restricted headroom.

Externally

To the rear of the property is a good sized tarmacadam drive leading up to the garage. Off to the side of the drive is a lawned garden area with shrubed and flowered borders. Side pedestrian access from the front low maintenance area including further parking.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and mains gas central heating.

Tenure and Possession

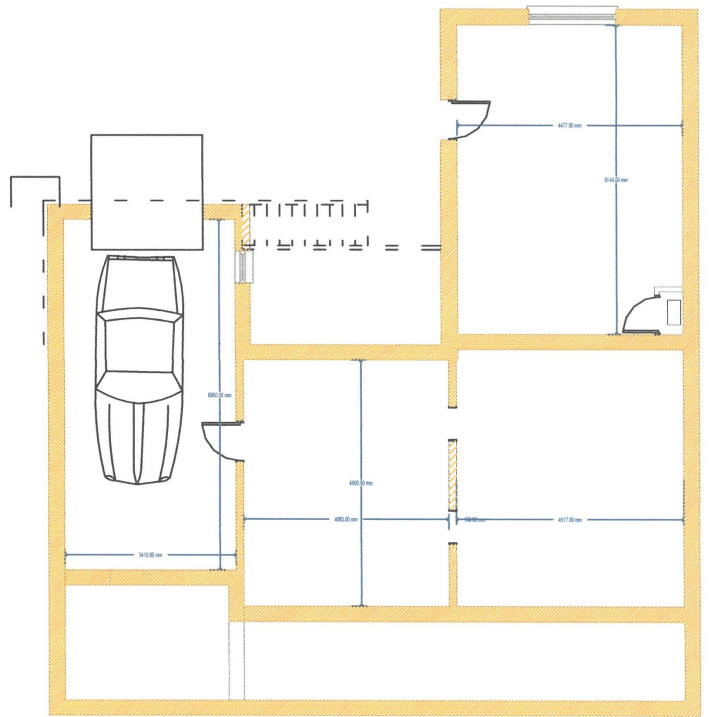
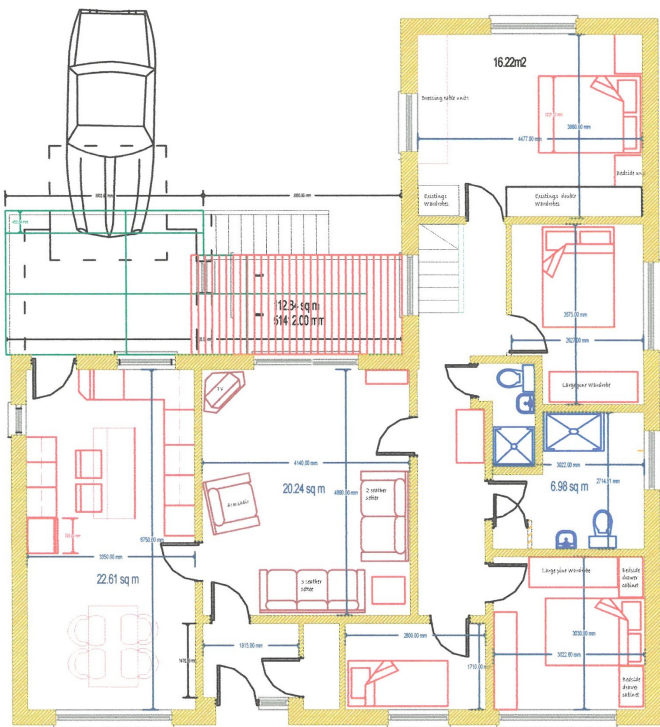
We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

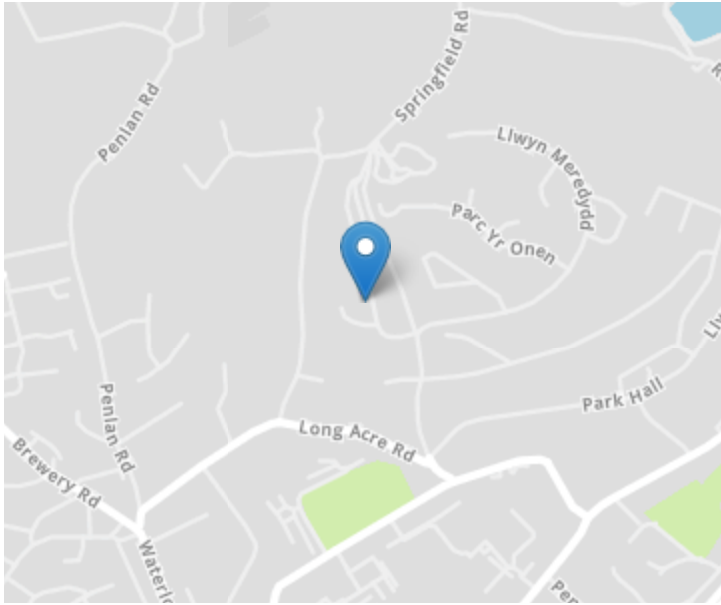
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

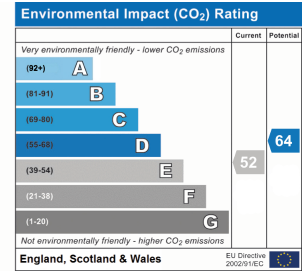
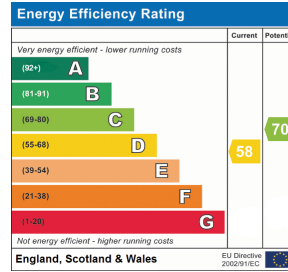
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : From the office after a short distance turn right into Water Street and at the traffic lights turn right into St. Catherine Street. Continue passed the shopping centre pass through Barn Road and at the roundabout take the first junction off and through Richmond Terrace pass the old school/ council offices entrance and turn next left into Capel Evan Road. Carry on up the hill and on a right hand bend turn left into Lluet Y Bryn, after a short distance keep to the right and the property will be found second on the left shown by a Morgan and Davies for sale board.



For further information or to arrange a viewing on this property please contact :

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