

*Modern Cottage Style Bungalow in Popular Cwmffrwd Village. Well Kept Garden & Superbly Presented Property. Short Walk to Bus Route. Viewing Highly Recommended.*



Near Brook, Heol Nantylglasdwr, Cwmffrwd Carmarthen. SA31 2LU.

**£235,000 Offers in Region of**

**R/4656/NT**

Lovely cottage style modern bungalow in a popular location on the edge of Cwmffrwd village and only 2 miles from Carmarthen. Good sized drive and well kept gardens to front and rear. Well presented and in good decorative order the property has gas central heating and double glazing. The property is a short walk for the bus route between Carmarthen and Llanelli and also conveniently situated for A 40 with connection to the M4, Morrisons and Halfords are a mile approx in Pensarn. Early viewing is recommended and ideally suited for retirement purposes.



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## Location

The village of Cwmffrwd gives easy access to the surrounding areas. Carmarthen Town centre being less than 2 miles with national and traditional retailers, Lyric Theatre and cinema. Junior and secondary schools, leisure facilities and popular eateries. The county town where The Council offices are based, Dyfed Powys Police Headquarters, University etc. A mile to the A 40 & A48 dual carriageway and 8 miles from Pembrey Country Park with sandy beach, dry ski slope, enclosed cycle track and woodland walks. Burry Port Harbour is 9 miles. Ffoslas Horse Racing Course is 8 miles.

## Entrance Hallway

Double glazed door to the side elevation, radiator, built in storage cupboard with shelving and housing the gas fired combination boiler, access to loft space with ladder, doors to:

## Lounge

3.81m x 3.76m (12' 6" x 12' 4")

Picture window to the front elevation & window to the side allowing a flood of natural light in. Feature marble fireplace, radiator & coved ceiling.



## Kitchen/Breakfast Room

3.71m x 3.12m (12' 2" x 10' 3")

Range of wall and base units with roll top work counter over incorporating a stainless steel sink unit with mixer tap, plumbing for washing machine, dish washer/dryer, electric cooker with ceramic hob and hood over, recess spot lighting, radiator, door and window to the rear elevation overlooking the garden.





## Bedroom

3.12m x 2.67m (10' 3" x 8' 9")

Window to the rear elevation and radiator.



## Bedroom

2.84m x 2.57m (9' 4" x 8' 5")

Window to the front elevation and radiator.



## Shower Room

1.75m x 1.68m (5' 9" x 5' 6")

Modern white suite fitted comprising low level WC, vanity sink unit, enclosed shower cubicle, tiled floor, localized wall tiles, radiator, frosted window to side.



## Externally

Tarmac drive providing ample off road parking with access to the detached garage at rear (currently used as garden store). Beautifully maintained lawned gardens to front and rear with mature hedging and patio/seating area to relax and enjoy.





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.

### **Services**

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and 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: D.

### **Money Laundering Regulation**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money

## Ground Floor



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** D (65)

**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

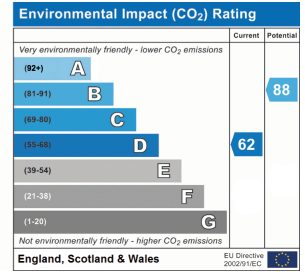
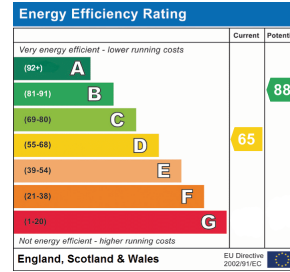
**Any easements, servitudes, or wayleaves?** No

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



## Directions

From Carmarthen take the A 484 south towards Llanelli.  
After 2 miles enter the village of Cwmffrwd and on the sweeping right bend turn left into Bolahaul Road and after 50 yards turn right into Heol Nantyglassdwr. The bungalow will be found after a short distance on the left hand side.



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

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