

Renovated in 2023 to an excellent standard. Stylish fittings and finishes makes the house a must see. Modern living at its best. Open plan living room with views. Well kept gardens with views to rear. Drive, garage and studio/workshop.



29 Glynderi, Carmarthen. SA31 2EX.

£375,000

R/5142/NT

*** NO ONWARD CHAIN *** Refurbished in 2023 to an excellent standard. Superb kitchen, sitting and living room. A lovely family home awaits with stylish fittings and finishes, the house has been transformed for modern living at its best. New (2023) boiler, electrics, kitchen, windows the property was extensively transformed to offer well presented light and roomy accommodation. Low maintenance wood style floorings and carpets to first floor. Outside drive and garage to front with the rear garden area being as stylish as the house itself. Patio areas, lawned garden and studio/workshop to rear with elevated position with views. End of a quiet cul de sac on the edge of Carmarthen Town on the eastern side and close to Glangwili Hospital.



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Location

Carmarthen Town offers excellent facilities including national and traditional retailers. Lyric Theatre and cinema. Council offices, Dyfed Powys Police Headquarters, Fire station, schools, University and leisure centre. West Wales Glangwili Hospital is nearby. Good connections to the A40 and A48. With bus and railway station via Swansea, Cardiff onto London Paddington.

Hallway

Staircase, Radiator, store cupboard and to



Cloakroom

WC, wash hand basin, radiator and opaque double glazed window to side.



Front Sitting Room

2.3m x 3.2m (7' 7" x 10' 6")

Double glazed window to front. Radiator and recess.



Kitchen / Dining Room

3.2m x 5.7m (10' 6" x 18' 8")

Lovely light room with double aspect to front and side. Superb range of base units with non scratch worktops over and matching wall units with down lights. Sink unit with single drainer. Integrated appliances include AEG dishwasher, Bosch microwave, Electric oven and Induction hob with extractor fan over. Fridge / Freezer 70/30. Radiator. Door to





Side Hallway.

Entrance door, coat hanging area Radiator



Utility

1.78m x 2.8m (5' 10" x 9' 2")

Base unit with sink unit with single drainer. Tall cupboard. Space for tumble drier and washing machine with plumbing. Worktop and window to rear. Radiator.

Living Room

5m x 4.8m (16' 5" x 15' 9")

Feature fireplace with slate hearth. Recess to side with wall lights. Patio doors to rear overlooking the garden, patio areas and beyond.





Half Landing

Opaque window to side.

Landing

Airing cupboard with radiator, Loft access and doors to



Bedroom

3.3m x 2.5m (10' 10" x 8' 2")

Double glazed window to front and radiator.



Bedroom

3.5m Max. x 2.5m (11' 6" x 8' 2")

Fitted wardrobe with sliding doors to front. Double glazed window to front. Radiator.



Bathroom

2m x 2.6m (6' 7" x 8' 6")

Panelled bath, WC, pedestal wash hand basin, shower cubicle, opaque double glazed window to side, radiator and localised wall tiles.



Bedroom

3.1m x 2.4m (10' 2" x 7' 10")

Double glazed window to rear with views. Radiator.



Bedroom

3m x 3.3m (9' 10" x 10' 10")

Double glazed window to rear with views. Fitted wardrobe with 4 doors. Radiator.



Loft Area

Pull down ladder. Light and partly boarded. CCTV monitor.

Externally

Front drive for parking leading up to GARAGE with up and over door. Studio or workshop. Front lawned garden with side access leading to rear patio area off the patio doors from the house. Lawned garden with decked patio area and a lovely aspect to enjoy the afternoon and evening sun from.





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: E.

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 E

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: C (73)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

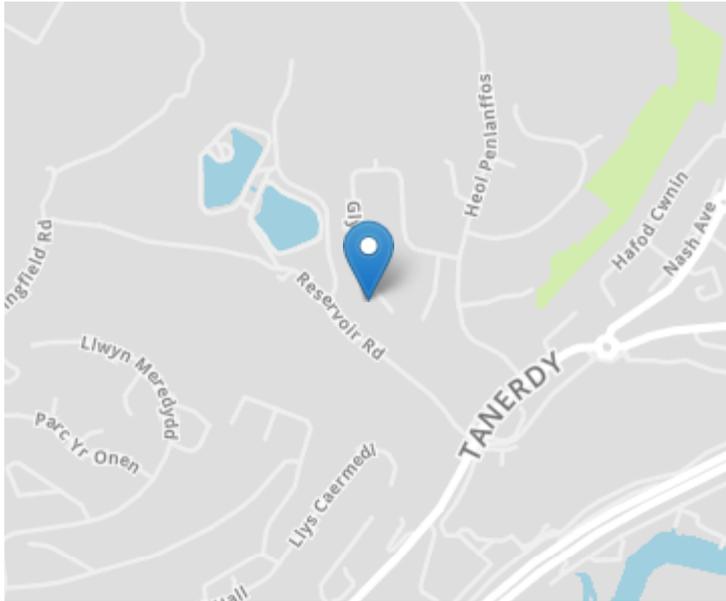
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

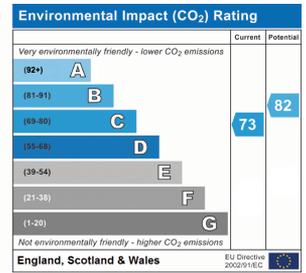
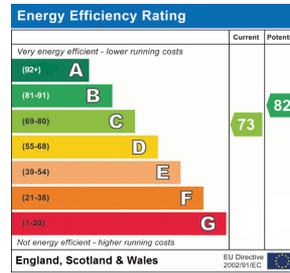
Any easements, servitudes, or wayleaves? No

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



Directions

Directions : From the office turn right into Water Street. At the traffic lights turn right into St. Catherine Street. Continue on and at the roundabout take the first junction off through Richmond Terrace and at the next roundabout turn left. Carry on out of town through Priory Street. Pass Tanerdy garage and turn next left. Carry on up the hill passing Tanerdy Lodge and turn first left into Glynderi. Carry onto the very end and the property will be found on the right hand side.



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

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