

Perfect Family home with deceptive split level 4/5 bedroomed accommodation, lovely garden, parking and garage on a select cul-de-sac. Bronwydd, Carmarthen



14 Bron Y Glyn, Bronwydd, Carmarthen, Carmarthenshire. SA33 6JB.

£349,950

REF: R/4060/LD

*** Perfect Family home *** Deceptive split level accommodation individually designed over three storeys with 4/5 bedroomed accommodation *** Light and airy accommodation in good decorative order throughout *** Picture windows to the rear enjoying breath taking views over Bronwydd Steam Railway and the Towy Valley beyond

*** Private level lawned garden to the rear *** Large patio with Summerhouse and BBQ area *** Rockery garden with scattered shrubs and flowers *** Off street parking on a tarmacadamed and gravelled driveway *** Attached garage

*** Positioned on a select residential cul-de-sac in a sought after locality in the Village of Bronwydd *** 3 miles North from the County and Market Town of Carmarthen - Close to Glangwili General Hospital, M4 Motorway and National Rail Networks

*** A convenient and substantial Family home with good commuting links and ample space *** Viewings are highly recommended - Contact us today



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Bronwydd is a good Village Community with Cricket Club, Public House, Village Hall, Steam Railway and River Gwili, 3 miles North from the County and Market Town of Carmarthen offering an excellent range of Shops with both traditional and national Retailers, Cinema, Eateries, Leisure facilities, along with Schools, Bus and Rail Station. The A484 continues North towards the Ceredigion Coastline where the popular destinations of New Quay and Aberaeron can be found. Llansteffan Beach lies approximately 10 miles distant.

GENERAL DESCRIPTION

A perfectly sized Family home. An individually designed three storied 5 bedroomed property all in good decorative order. The property benefits from oil fired central heating and double glazing. It offers comfortable and modern layout and enjoys fantastic breath taking views to the rear over Bronwydd Steam Railway and the Towy Valley.

Due to its position it offers a level lawned garden to the rear with a Summerhouse and BBQ area and to the front a gravelled and tarmacadamed driveway.

The property lies only 3 miles from the County Town of Carmarthen with good access to the M4 Motorway, National Rail Networks and Glangwili General Hospital.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With engineered wood oak flooring, radiator, staircase to the first floor accommodation.

GROUND FLOOR FAMILY BATHROOM

10' 7" x 7' 6" (3.23m x 2.29m). With underfloor heating, corner shower enclosure, low level flush w.c., panelled bath, wash hand basin with vanity unit and eye level unit, window to the side, ceramic tiled flooring, tiled walls, chrome heated radiator.



BATHROOM (SECOND IMAGE)



PRINCIPLE BEDROOM

13' 9" x 10' 0" (4.19m x 3.05m). With double glazed window to the rear with views, radiator.



DRESSING ROOM

4' 8" x 7' 2" (1.42m x 2.18m). With radiator, five door wardrobe. Suitable for change into an En-Suite (s.t.c.).



SEPARATE W.C.

With low level flush w.c., wash hand basin, double glazed window to the front, radiator.



LANDING



LIVING ROOM

14' 11" x 17' 4" (4.55m x 5.28m). With decorative fireplace, radiator, double glazed window to the rear with views overlooking the garden and beyond.



KITCHEN/DINER

22' 1" x 7' 8" (6.73m x 2.34m). A fitted Oak kitchen with a range of base units with worktops over and matching wall units, 1 1/2 bowl sink unit, Belling free standing cooker and grill with extractor fan over, tiled splashbacks, Integrated fridge and dishwasher, radiator.



KITCHEN/DINER (SECOND IMAGE)



BEDROOM 4

11' 3" x 7' 3" (3.43m x 2.21m). With double Glazed window to the rear with views overlooking the garden and beyond, radiator.



BEDROOM 2

10' 7" x 11' 7" (3.23m x 3.53m).



BEDROOM 5

14' 11" x 7' 8" (4.55m x 2.34m). With double glazed window to the side, radiator.



LOWER GROUND FLOOR

With large downstairs store cupboard, radiator.

BEDROOM 3

15' 0" x 9' 8" (4.57m x 2.95m). With picture window overlooking the garden and beyond, radiator.



UTILITY ROOM

6' 9" x 7' 7" (2.06m x 2.31m). With base units with worktops

over and matching wall units, Worcester oil fired boiler which runs the hot water and central heating system, UPVC side entrance door.



ATTACHED GARAGE

With up and over door.



EXTERNALLY

PARKING AND DRIVEWAY

A tarmacadamed driveway leads to the garage and a gravelled parking area to the side.

GARDEN

A low maintenance area with scattered shrubs and flowers, lawned garden area to the rear with enclosed area and a lovely Summerhouse and STORE SHED. Access can be gained from the lower garden to the garage.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)**GARDEN (FIFTH IMAGE)****VIEW TO REAR FROM PROPERTY****FRONT OF PROPERTY****REAR OF PROPERTY****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. Council Tax Band for the property - 'E'.

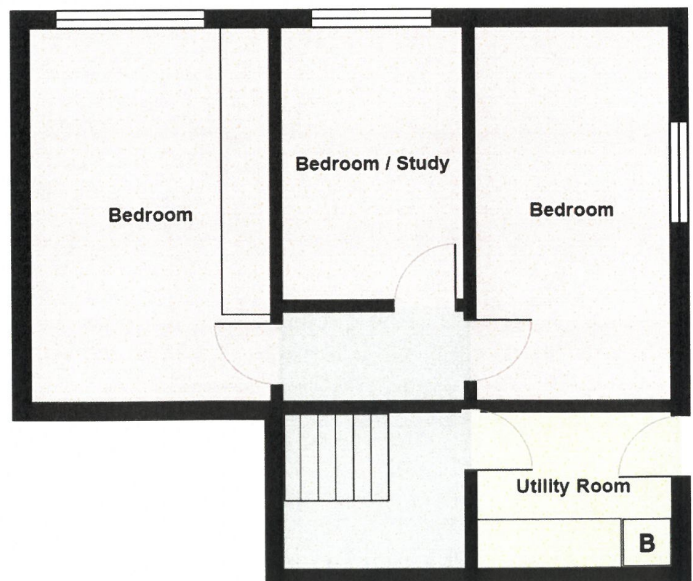
MONEY LAUNDERING REGULATIONS

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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage,

oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.




Directions

From Carmarthen take the A 484 to Cynwyl Elfed. Travel through Bronwydd Road and onto Bronwydd itself. Pass the turning for lower Bronwydd and carry on for 100 yards. Turn right into Bron y Glyn. Continue to the end and the property will be found at the end of the cul-de-sac on the left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also 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 Website, Facebook and Instagram Page.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]