

Spacious Family Home. Elevated With Views To Fore. Modern Living and in Excellent Decorative Order. Ample Parking, Integral Garage and Master Bedroom with En Suite. 2 miles From Town Centre. Viewing Is A Must



Ty Marrim, Bronwydd Arms, Carmarthen. SA33 6JA.

£385,000 Offers in Region of

R/4814/NT

Spacious Family Home 2 miles from Carmarthen Town Centre close to Glangwili Hospital. Superb Modern open plan kitchen/ dining area and 2 separate reception rooms. Integral garage and ample parking with lovely garden area to the rear complementing the property and gives the complete family home feeling. The Integral garage could be used as a gym or work from home office with separate WC and utility off. Easy access to the north where the beautiful Ceredigion Coastline can be found to enjoy the glorious views and if your lucky watch the dolphins swimming in the Bay.



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Location

Bronwydd village is part of the lovely steam railway with station, Public house and eatery and Cricket Club and village hall. 2 miles is Carmarthen Town with schools, university, bus and rail station, council offices, Glangwili Hospital, Egin/ S4C offices, National and traditional retailers and Lyric Theatre and cinema. To the north are the popular destinations of New Quay and Aberaeron on the Ceredigion coastline which is 30 miles approx.

Reception Porch

Door to

Hallway

Wooden staircase to the first floor & doors to:

Cloakroom

WC, pedestal wash hand basin & radiator.

Living Room

17' 1" x 13' 5" (5.21m x 4.09m)

Double glazed window to the front with views, radiator, Woodburner inset to surround fireplace ideal for the cosy nights in. Radiator



Dining Room/ Office

11' 7" x 12' 11" (3.53m x 3.94m)

Window to the front with views, radiator & coved ceiling.



Kitchen / Breakfast Room

8' 10" x 13' 1" (2.69m x 3.99m)

A great family/entertaining space having a range of base units with granite worktops over and matching wall units. Saucepan drawer, sink unit with mixer tap attachment. Integrated appliances include dish washer, fridge/ freezer, oven, grill and hob. Tiled splash backs, radiator, window to the rear elevation overlooking the garden & door to utility room. Dining Area; patio doors to the rear, radiator. Wood style flooring and inset spotlights over.



Utility

12' 2" x 5' 8" (3.71m x 1.73m)

Base units fitted incorporating a stainless steel sink unit, plumbing for washing machine, wall mounted "Ideal" LP gas boiler, coved ceiling, window to the rear elevation & glazed door to covered porch. Rear entrance door.



En Suite

5' 7" x 6' 9" (1.70m x 2.06m)

WC, pedestal wash hand basin & enclosed shower cubicle 1.7m wide. Radiator, coved ceiling & obscure glazed window to the rear elevation.



Landing

Window to the side elevation, walk in storage cupboard with hot water tank & access to:



Master Bedroom With En Suite

12' 2" x 12' 0" (3.71m x 3.66m)

Window to the rear elevation with pleasant rural views, radiator, coved ceiling & door to:



Bedroom 2

11' 7" x 12' 9" (3.53m x 3.89m)

Window to the front with views, radiator.



Bedroom 3

12' 0" x 10' 9" (3.66m x 3.28m)

Window to the front elevation with pleasant views, radiator, coved ceiling & a range of fitted bedroom furniture.



Bedroom 4

8' 7" x 8' 6" (2.62m x 2.59m)

Window to the front elevation with views, radiator & coved ceiling.



Family Bathroom

9' 7" x 5' 5" (2.92m x 1.65m)

Opaque Window to rear, WC, pedestal wash hand basin, panelled bath with shower & side screen over, localized wall tiles.



Garage

19' 9" x 11' 9" (6.02m x 3.58m)

Electric up & over door to the front elevation, window to the side, light and power connected.



WC

WC, pedestal wash hand basin & window to the rear elevation

Externally

The property is approached via a private tarmacadam driveway that provides ample parking & access to the garage. The front is also low maintenance gravelled area. Side access is to be had either side.

Rear Garden

A raised paved patio lies to the rear, ideal BBQ area, from here access to the lawn area. Pleasant views over countryside are had to the rear.



Services

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



Tenure and Possession

Freehold with vacant possession on completion.



Council Tax Band

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



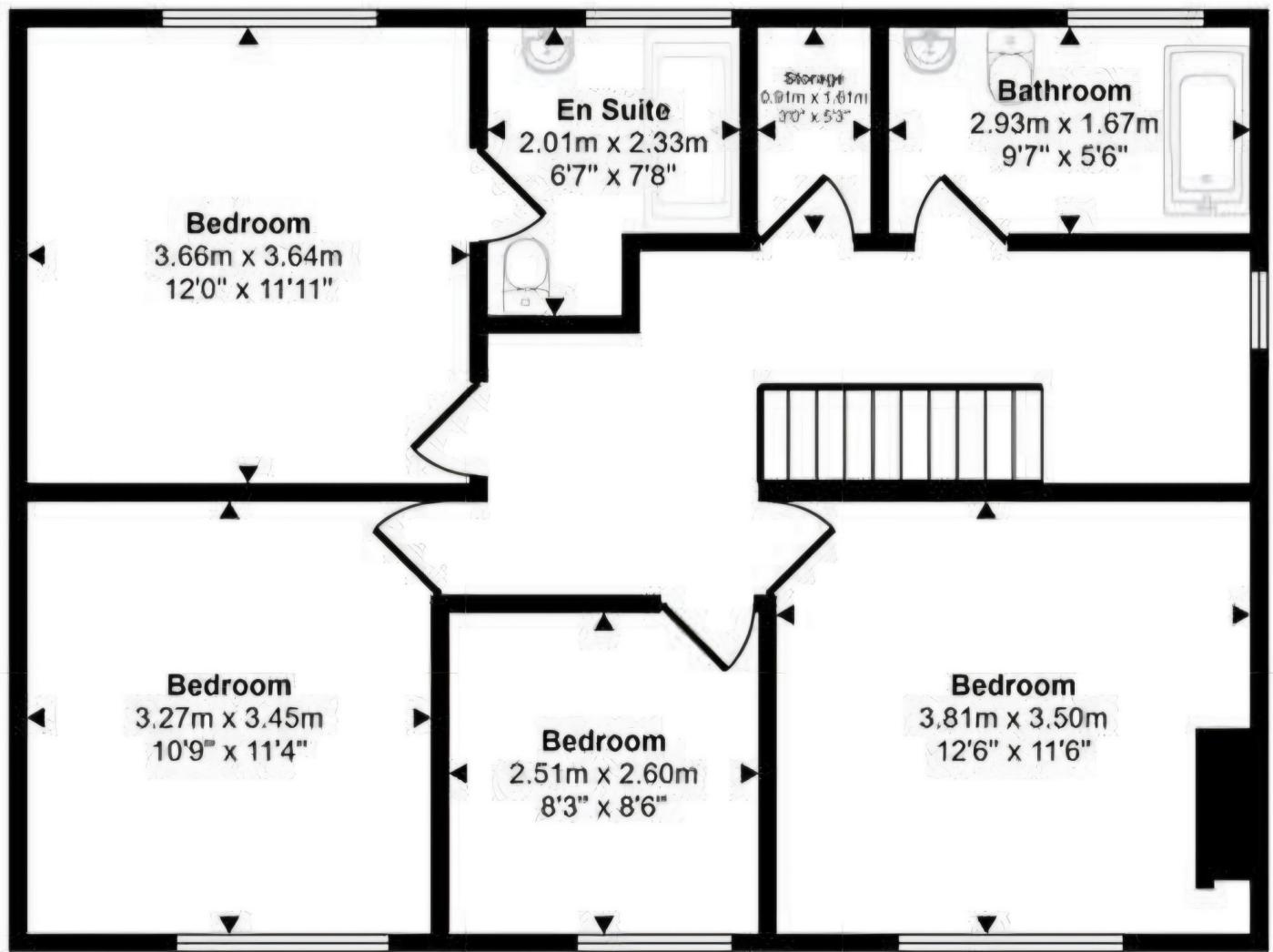
Money Laundering Regulations

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.



Ground Floor

Approx 103 sq m / 1105 sq ft



First Floor

Approx 72 sq m / 780 sq ft

MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: F (24)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

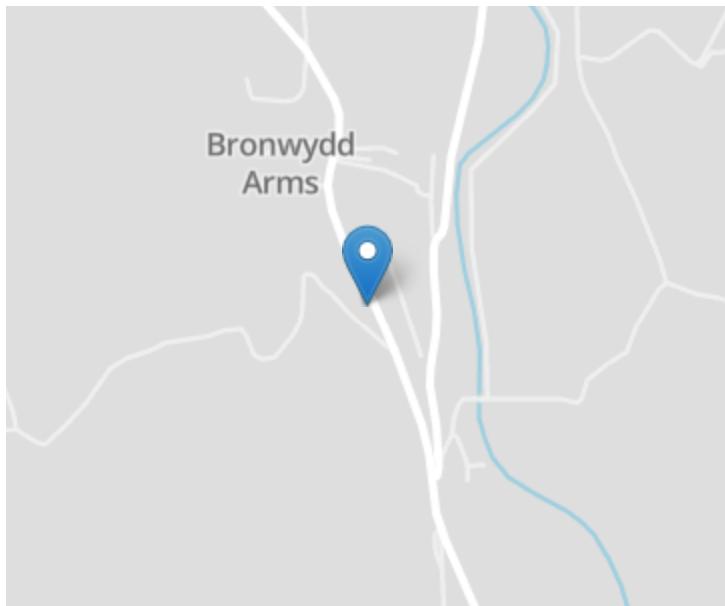
Any risk of coastal erosion? No

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F	46	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

Directions : Take the A 484 north towards Newcastle Emlyn. Travel through Bronwydd Road and onto Bronwydd itself. Pass the turning for the steam railway and the property will be found on the left hand side.

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

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