



Porthyrhyd House, Reservoir Road, Carmarthen SA31 2ER

£299,950 For Sale

Property Features

- Modern 3 bed detached bungalow
- Individually designed
- Detached garage and driveway parking
- Landscaped grounds
- Quiet residential street
- Walking distance to Glangwili Hospital
- PV panels (providing income)
- No chain

Property Summary

A very well appointed individually built 3-bedroom detached bungalow with detached garage, driveway parking for 3 - 4 vehicles, and landscaped grounds situated in a quiet residential street a short walking distance from Glangwili Hospital, Tanagerdy Petrol Station/Shop, Tanagerdy public house and a mile from Carmarthen town centre.



Full Details

Entrance Hall

Spacious hall with uPVC door to fore. Cloak hooks. Storage cupboard with PV panel meter and AC isolator. Second storage cupboard housing combi boiler.

Lounge

5.24m x 4.17m (17' 2" x 13' 8")
Large picture window to front elevation and window to side. Central fireplace with double sided log burner serving kitchen-dining room. TV and telephone points.

Kitchen - Dining Room

5.26m x 3.83m (17' 3" x 12' 7")
Fitted base and wall kitchen units with ceramic electric hob with extractor hood, electric oven, sink, integrated fridge freezer and washing machine. Plumbing for dishwasher. Dual aspect with window to side and rear. Door to rear courtyard.



Family Bathroom

2.38m x 2.04m (7' 10" x 6' 8")
3-piece suite with bath / shower, WC and wash hand basin, with towel rail, extractor fan and window to rear.

Master Bedroom 1

3.51m x 3.42m (11' 6" x 11' 3")
Window to rear. Carpet flooring. Access to Attic.

En-suite Shower Room

1.63m x 1.63m (5' 4" x 5' 4")
Shower cubicle, WC and wash hand basin. Extractor fan. Window to rear.

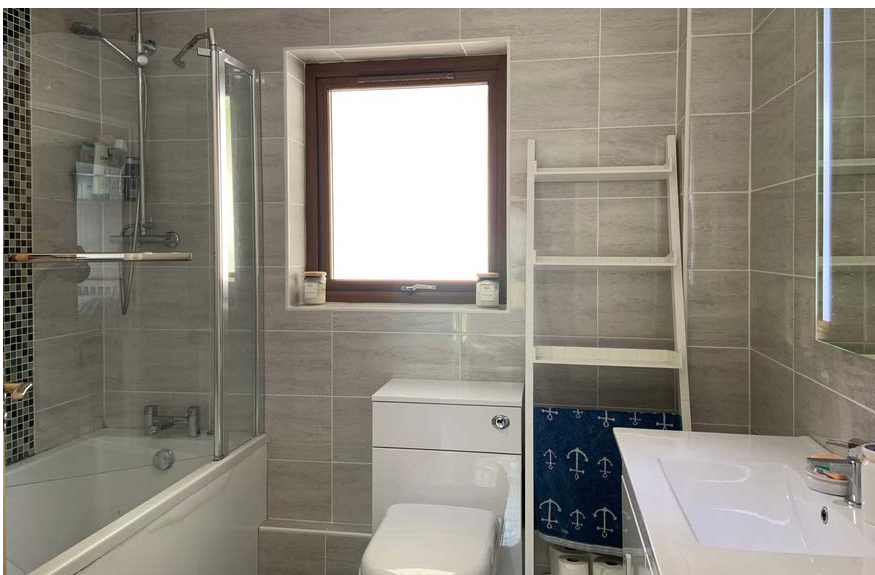
Bedroom 2

3.60m x 3.01m (11' 10" x 9' 11")
Window to front. Carpet flooring.

Bedroom 3

2.60m x 2.07m (8' 6" x 6' 9")
Window to front. Carpet flooring. Also suitable as Home Office / Play Room.





Externally

Timber gated entrance leads into tarmac driveway parking for 3 - 4 vehicles to the side of the property. Front lawn area and low maintenance decorative stone to the side and rear. Raised decking terrace adjoining garage and a further lawn area adjoining.

Detached Garage

3.94m x 2.98m (12' 11" x 9' 9")
Up and over door to front. Window to side. Power points.

Solar Panels

The property benefits from 6 PV panels on the roof which heats the hot water system.

Services

The property benefits from mains water, mains electricity and mains drainage. LP gas central heating (no mains gas on the road).

Council Tax Band

Band E (£2,114.13) 2021/2022 Carmarthenshire County Council.

Energy Performance Certificate

EPC Rating C (75).

Tenure

The property is held on a freehold basis with vacant possession on completion.

No forward chain

Directions

From Carmarthen town centre, travel towards Glangwili Hospital, along Priory Street. Just before you reach Tanderdy Petrol Station/Shop turn left onto Reservoir Road. Continue up the lane a short distance and the property can be found on the right hand side.

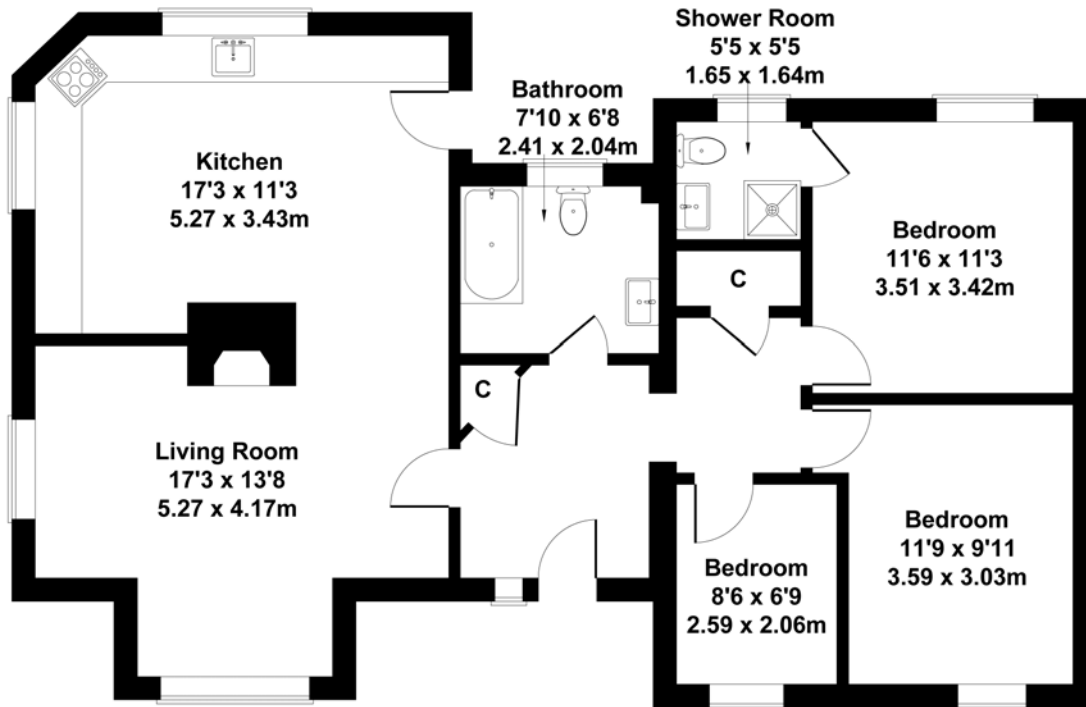


Viewing

Please contact Sole Agents Rees Richards & Partners.
Please contact Carmarthen Office: 01267 612021 or
email property@reesrichards.co.uk for further
information.

Pothyryhd House Reservoir Road, Carmarthen

Approximate Gross Internal Area
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	