



**8 Bro Celynin,
Bronwydd Arms, Carmarthen SA33 6BA**

Offers in the region of £335,000

Beautifully Presented & Upgraded 3 Bedroom Bungalow
Landscaped Low Maintenance Garden & Integral Garage
Popular Cul de Sac Location 3 Miles From Carmarthen Town.

NWT/DT/83354/190721

DESCRIPTION

Being in excellent decorative order the property has been modernised to a high specification, oak flooring, landscaped low maintenance level garden to rear, integral garage & separate utility. The property could be easily changed to offer 4 bedroom accommodation if required. Situated in the quiet cul de sac in the village of Bronwydd Arms with a public house & is 3 miles from Carmarthen town with excellent shopping facilities, national & traditional retailers, junior & secondary schools, bus & rail station, an M4 dual carriageway connected is available. West Wales general hospital being 2 miles approx..
EER : D

ACCOMMODATION

Double glazed entrance door to:

HALLWAY

Oak engineered wood flooring, doors to:

LIVING ROOM

15'1 x 14'3 (4.60m x 4.34m)
Double glazed window to front, oak engineered wood flooring, radiator, electric flame effect fire.

KITCHEN/BREAKFAST ROOM

14'1 x 11'5 (4.29m x 3.48m)
Fitted with a range of matching wall and base units with worktops over, 2 ovens one being a oven/microwave. 5 ring hob (bottled gas), matching breakfast bar, larder cupboard, saucepan drawers, double glazed window to rear, 1½ bowl sink unit with mixer tap attachment and single drainer, Samsung American style fridge/freezer with ice machine, fitted dishwasher, tiled floor, double glazed to rear, radiator, inset spotlights, door to:

UTILITY

10'9 x 5'10 (3.28m x 1.78m)
Stainless steel sink unit with single drainer, base unit, plumbing for washing machine, window to side, radiator, stable door to side, door to:

CLOAKROOM

WC, radiator, opaque double glazed window to rear, tiled flooring, door to integral garage.

DINING ROOM

10'10 x 10'8 (3.30m x 3.25m)
Oak engineered wood flooring, radiator, opening to:

SUNROOM

9'8 x 9' (2.95m x 2.74m)
Patio door to side, tiled floor.

INNER HALLWAY

Engineered oak flooring, radiator, doors to:

BEDROOM TWO

9'8 x 8'8 / 10'9 (2.95m x 2.64m / 3.28m)
Double glazed window to rear, fitted wardrobe, radiator.

BEDROOM THREE

9'8 x 10'8 (2.95m x 3.25m)
Double glazed window to rear, fitted wardrobe, store cupboard, radiator,

BATHROOM

9'0 x 8'3 (2.74m x 2.51m)
Suite comprising of panel bath with mixer tap and waterfall attachment, shower cubicle, vanity wash hand basin, low level flush WC, opaque double glazed window to side, white towel radiator.

DRESSING ROOM

9'0 x 6'3 / 8'4 (2.74m x 1.91m / 2.54m)
Double glazed window to front, radiator, a range of fitted wardrobes to one wall, opening to:

BEDROOM ONE

11'9 x 11'10 (3.58m x 3.61m)
Double glazed window to front, radiator, The dressing room and bedroom could be split as was previously a bedroom.

EXTERNALLY

To the front of the property there is a tarmac drive with parking area and a lawn garden leading up to the **GARAGE -17'10 x 10' max** with electric up and over door, airing cupboard and door to boiler room with pressurised tank system, loft access with pull down ladder. The loft is boarded with electricity connected being ideal for storage..

SERVICES

We are advised mains electricity, water and drainage are connected. We are informed by the owners that there is fibre optic broadband to the house.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisCarm or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

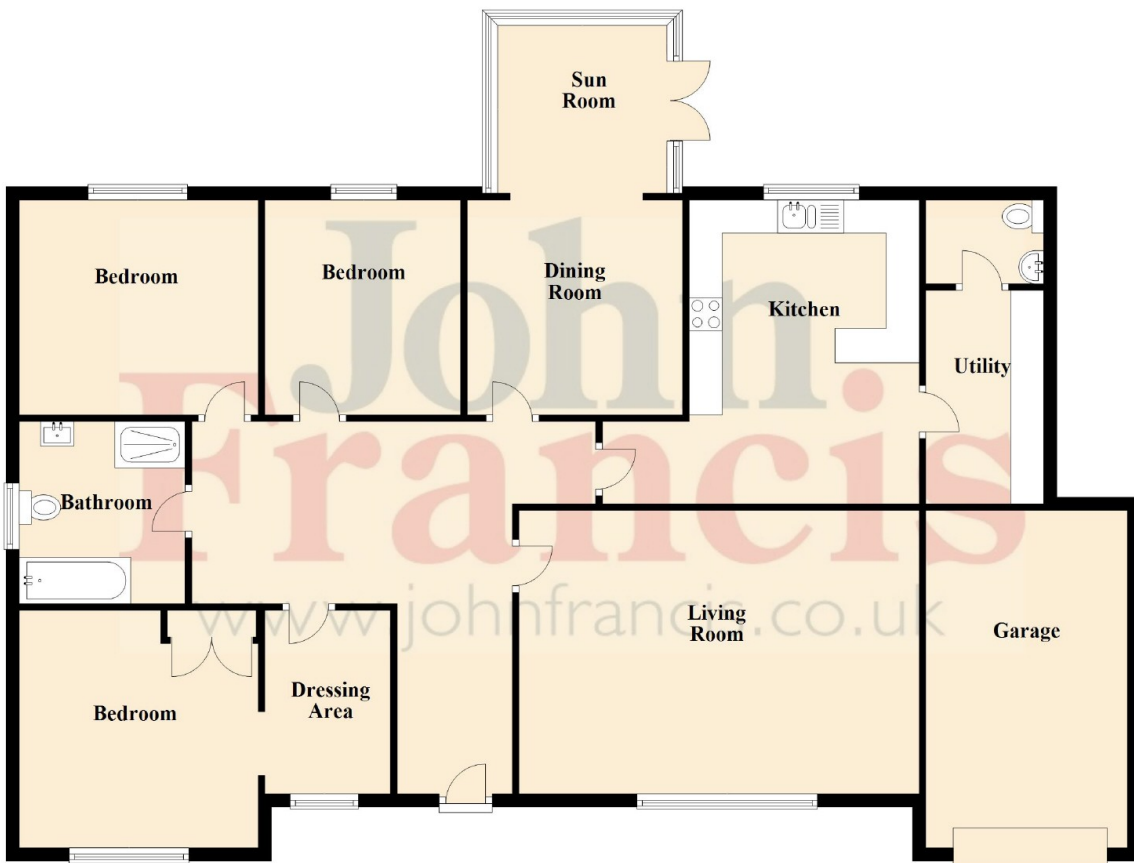
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A484 north signposted Cynwyl Elfed. Travelling through to Bronwydd Road and onto Bronwydd Arms turn right for Gwili Railway. Continue on this road past Gwili Railway, continue on going over the stone bridge and take the 3rd turning right into Bro Celynin and the property will be found after a short distance on the left hand side.

Ground Floor



Total area: approx. 156.3 sq. metres (1682.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**John.
Francis**