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2 Bryn Tywi, Llangunnor, Carmarthen, Carmarthenshire, SA31 2NZ

Reduced To £320,000 ono

OFFERED FOR SALE ON THE INSTRUCTIONS OF THE EXECUTORS OF THE PREVIOUS OWNER. A good sized (1,237 sq ft) detached very conveniently set double fronted 3/4 BEDROOM FREEHOLD MODERN BUNGALOW, in good condition and comprising 2 LIVING ROOMS., FITTED KITCHEN, 3/4 BEDROOMS, FAMILY BATHROOM, ETC. The property benefits from full MAINS GAS CENTRAL HEATING, DOUBLE GLAZING, a DETACHED GARAGE / WORKSHOP and easily maintained enclosed grounds in addition to extra off road parking. This property must offer SOME OF THE BEST VIEWS IN CARMARTHEN and is being sold with NO ONWARD CHAIN. EPC Rating: C

LOCATION & DIRECTIONS

What3Words: ///claps.burst.upset Very conveniently but quietly set at OS Grid Ref SN 419 195 on a very popular cul de sac of private bungalows on the edge of the county town of Carmarthen. The town centre is approx half a mile away, while the A48 to Swansea, Cardiff etc is approx 1 mile away - on a clear run. Carmarthen to Swansea city centre takes approx 30 minutes. Being the county town, Carmarthen offers a fantastic range of amenities inc a regional hospital, a number of large supermarkets, Leisure Centre, multi-screen cinema, Police HQ etc. On leaving Carmarthen's St Peters car park turn left and at the roundabout turn right. Continue along Spilman Street and at the bottom on Jail Hill, turn left over the bridge. At the next roundabout, take the 1st exit and after approx 100 yds at the larger roundabout take the 2nd exit as if heading towards the Police HQ. After approx 100 yds, turn right into Penymorfa Lane. At the T-junction turn right and immediate left into Penymorfa. Take the first left and follow the road to near the end and the property will be seen on the left - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built in the 1970's of brick / block cavity walls, under a pitched concrete interlocking tiled roof.

FRONT ENTRANCE HALLWAY

With a part glazed upvc front door, glazed French doors to the laminated hallway; having a large double airing cupboard to the side - housing the Vaillant "combi" boiler for both the central heating and domestic hot water. Large loft access to the insulated and felted loft.

LOUNGE

18'11" x 12'0" (5.79 x 3.66)



Having a feature picture window to the side (providing superb views of Carmarthen and the surrounding countryside) and an inset gas fire on a raised tiled hearth with a matching tv stand.

FITTED KITCHEN / BREAKFAST ROOM

14'2" x 12'2" (4.32 x 3.72)



Ceramic tile floor and fitted with a modern range of matching. Base and eye level units incorporating a stainless steel sink, Neff 4 ring gas hob, Hotpoint double electric oven, plumbing for an automatic washing machine and extractor fan. Ample Formica type worktops, and copious built in fitted storage cupboards to one elevation. Rear picture window and a glazed upvc rear door.

DINING ROOM

12'0" x 9'8" (3.68 x 2.97)



A lovely relaxing room with a large picture window overlooking town, Merlin's Hill and the Towy valley.

FRONT DOUBLE BEDROOM 1

12'1" x 9'10" (3.69 x 3.00)



Picture window.

FRONT BEDROOM 4 / HOME OFFICE

9'2" x 8'11" (2.8 x 2.74)



Picture window.

SIDE DOUBLE BEDROOM 2

9'8" x 9'7" (2.96 x 2.94)



REAR DOUBLE BEDROOM 3

9'8" x 9'8" (2.96 x 2.95)



Window overlooking the rear courtyard and garden.

SEPARATE WC

Half tiled and fitted with a WC and wall mounted wash hand basin.

FAMILY BATHROOM

7'9" x 6'1" (2.38 x 1.87)



Fully tiled and fitted with a modern white 4 piece bathroom suite comprising a pedestal wash basin, WC, panelled bath and corner shower cubicle.

EXTERNALLY



To the front of the bungalow there is a decent sized lawn with

shrubs, next to a good sized tarmac HARD STANDING - big enough for 3 vehicles. To the rear there is an enclosed courtyard with a SINGLE GARAGE, A CARPORT and storage shed.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Full UPVC double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2023 / 2024 financial year is £2,175 which equates to approximately £181.25 per month before discounts.

Approx Gross Internal Area
110 sq m / 1181 sq ft



Floorplan



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 20px; background-color: #c8e6c9; margin-right: 5px;"></div> 83 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 20px; background-color: #c8e6c9; margin-right: 5px;"></div> 70 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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