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**1 Clos Bolahaul, Cwmffrwd, Carmarthen, Carmarthenshire, SA31 2DA**

**Asking Price £375,000**

The casual looker could be forgiven for thinking this property is a show home, but it is actually lived in full time. An immaculate detached modern 3 bed bungalow (of cavity construction) and accessed from a quiet road between Carmarthen and the village of Cwmffrwd. The small private cul de sac is on the edge of the village and adjoins open fields, but is just 5 minutes from Morrisons, Bro Myrddin secondary school etc. The totally enclosed rear garden has been designed with low maintenance in mind and comprises a gravelled area, a resin coated patio and a detached SINGLE GARAGE / WORKSHOP. An ideal property for a serious buyer looking for a "turnkey" property that is convenient for Carmarthen. Llansteffan is approx 20 minutes drive away, while Pembrey Country Park is approx 15 miles away - along the A484.

## LOCATION

What3Words Location ///rents.commented.larger Very conveniently set at OS Grid Ref: SN 421 176 in the village of Cwmffrwd and just 2 miles from Carmarthen town centre. Being the county town, Carmarthen offers a great range of amenities inc numerous larger supermarkets, 2 secondary schools, regional hospital, mainline train station, multi-screen cinema, etc. Morrisons is approx 1 mile away at Pensarn and Pembrey Country Park with it's large sandy beach, woodland walks, ski slope and enclosed cycle track is approx 11 miles away. Other places of interest include Ffoslas Horse Racing course (10 miles) and the Botanic Gardens of Wales, approx 9 miles away, Ferryside is approx 10 minutes away and Swansea is approx 30 minutes away by car along the A48 and the M4.

## CONSTRUCTION

We understand the property was built in 2017 of cavity construction under a duo pitched tiled roof, to provide the following immaculate and beautifully appointed accommodation. FRONT ENTRANCE HALLWAY with Oak flooring and door off to the airing cupboard housing the Baxi mains gas "combi" boiler.

## CLOAKROOM

5'10" x 3'6" (1.78 x 1.09)



Fully tiled with a WC and wall mounted wash hand basin.

## LOUNGE

15'5" x 11'4" (4.72 x 3.47)



Having top quality Oak flooring, a bow fronted window to the front and a feature real flame electric heater to the side.

## KITCHEN

12'9" x 10'6" (3.91 x 3.21)



Fitted with an excellent range of units inc a CDA 4 ring gas hob, a good quality Bosch oven, an integrated dishwasher and fridge / freezer. Plumbing for an automatic washing machine.

## CONSERVATORY

8'10" x 7'7" (2.71 x 2.32)



Knee high plynth, glazed to 3 elevations and having built in spotlights. We understand this roof has recently been upgraded to include better insulation and a slated roof.

## FRONT DOUBLE BEDROOM 1

11'6" x 11'3" (3.51 x 3.43)



Oak flooring and picture window to the front.

## REAR DOUBLE BEDROOM 2

14'2" x 8'0" (4.32 x 2.44)



Having a built in double wardrobe.

## BEDROOM 3 / HOME OFFICE

8'10" x 7'4" (2.70 x 2.25)



Oak flooring.

## FAMILY BATHROOM

11'4" x 5'4" (3.46 x 1.64)



Fully tiled and fitted with a bath, WC, modern washbasin and fully tiled shower cubicle. Wall mounted heated towel rail.

## EXTERNALLY



To the front, there is a resin coated area with steps to the front door. To the rear, there is a totally enclosed "L" shaped garden comprising a resin coated dining area, a paved patio and gravelled tranquility area. Behind the enclosed garden, there is a tarmac drive / hard-standing leading to the SINGLE GARAGE.

## 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 2024 / 2025 financial year is £2,503 which equates to approximately £208.58 per month before discounts.

Approx Gross Internal Area  
86 sq m / 923 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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