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10 Pentremeurig Road, Carmarthen, Carmarthenshire, SA31 3ER

Reduced To £269,995 ono

A well presented DETACHED freehold modern bungalow in VERY GOOD CONDITION and set in a sought after residential area on the edge of town. The property has 2 LIVING ROOMS, A KITCHEN, 3 BEDROOMS (TWO DOUBLES), AND A BATHROOM. It has full MAINS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING throughout, while outside, there are low maintenance grounds, a SINGLE GARAGE, and additional off-road parking for 2-3 vehicles. Empty property with no onward chain – an early completion is available if required. Viewings by appointment please.

LOCATION & DIRECTIONS

What3Words location [///using.colleague.slick](#) Conveniently set at OS Grid Ref SN 395 204 in a sought after area on the junction between Pentremeurig Road and Brynteg and approx 1.5 miles from Carmarthen town centre and directly opposite a bus stop. Being the county town, Carmarthen offers a fantastic range of amenities including a mainline train station, leisure centre, new shopping centre, multi-screen cinema, regional hospital, 2 secondary schools etc. Swansea is approx 35 minutes drive away, while Cardiff is approx 60 minutes away - both along the M4. From the John Street car park, leave via the exit next to M&S and turn right. At the junction with Barn Road turn left and proceed approx 150 yards to the traffic lights at Water Street and turn right. After approx 150 yards turn left into College Road and continue for approx 1 mile to the traffic lights next to Trinity College. Turn right into Pentremeurig Road and the property will be seen on the right on the turning into Brynteg - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built in the 1970s of block cavity walls, with elevations rendered and painted, under a pitched tiled roof, to provide the following well maintained accommodation. FRONT ENTRANCE HALLWAY with a feature parquet floor, half glazed door to the front, storage cupboard to the side, a loft access and an airing cupboard housing a Worcester combi boiler - installed in 2024.

LIVING ROOM

17'6" x 11'3" (5.34 x 3.46)



Having good quality laminate flooring, an inset gas fire in a wooden surround and a large picture window to the front. Smooth rendered ceiling.

KITCHEN

11'2" x 10'0" (3.42 x 3.05)



Fitted with a range of base and eye level kitchen units incorporating an AEG oven, a NEFF 4 ring ceramic hob, a single drainer stainless steel sink, matching eye level units including an extractor fan and display cupboards. Half glazed rear door and plumbing for an automatic washing machine.

DINING ROOM

9'10" x 9'0" (3.01 x 2.76)



Laminate flooring, picture window to the front and connecting doors to the adjoining kitchen and living room.

FRONT BEDROOM 1

11'4" x 11'1" (3.47 x 3.39)



Having a good quality laminate floor and a picture window to the side overlooking the enclosed courtyard.

REAR BEDROOM 2

12'6" x 10'0" (3.83 x 3.05)



Good quality laminate flooring and smooth rendered ceiling.

BEDROOM 3 / HOME OFFICE

7'11" x 6'8" (2.43 x 2.05)



Laminate flooring and a smooth rendered ceiling.

BATHROOM

7'6" x 5'7" (2.31 x 1.71)



Mostly tiled and fitted with a modern white 3 piece bathroom suite comprising a pedestal washbasin, WC and paneled bath with an electric shower over. Wall mounted heated towel rail.

EXTERNALLY



To the front of the bungalow, there is a low maintenance area with slate chippings and shrubs, while to the side there are a couple of lawned area and a central path. To the rear, there is a good sized enclosed courtyard (mostly paved with a small area of artificial grass) and a block built SINGLE GARAGE (felt flat roof) having an up and over door. Being enclosed, this area is ideal for small children / pets or private BBQs etc. At the front, there is additional off road parking for 2-3 vehicles - please refer to the boundary plan.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. We are informed the boiler was installed in 2024. Full double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

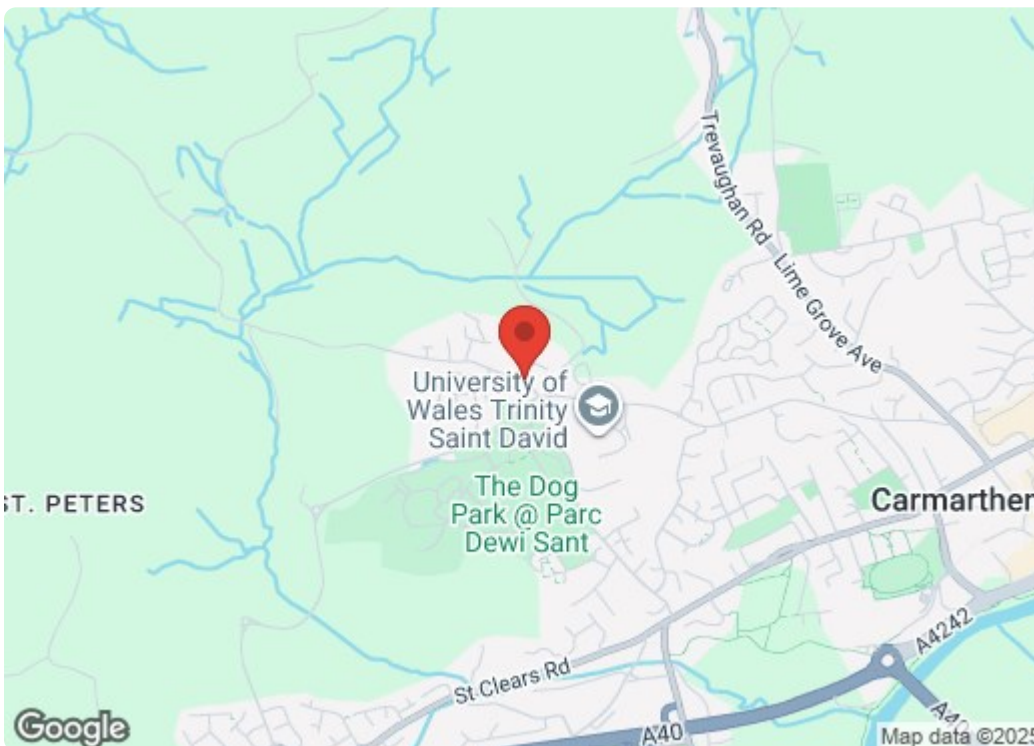
COUNCIL TAX

We understand that the property is in Band D and that the Council Tax payable for the 2025 / 2026 Financial Year is £2,232 which equates to approx £186 a month.

Approx Gross Internal Area
84 sq m / 900 sq ft



Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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