





# First Floor Approx 58 sq m / 620 sq ft

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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## 56 Bronwydd Road, Carmarthen, Carmarthenshire, SA31 2AN

- DETACHED DORMER BUNGALOW
- OFF ROAD PARKING
- EDGE OF TOWN LOCATION
- CLOSE TO AMENITIES
- HEATING GAS

- FIVE BEDROOMS
- GARAGE
- 0.36 PLOT APPROXIMATELY
- GOOD TRANSPORT LINKS
- EPC RATING TBC



# Offers In Excess Of £550,000

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The Agent that goes the Extra Mile

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Nestled in a sought-after location, this beautifully presented dormer bungalow offers a perfect blend of flexibility, modern comfort, and convenience. Boasting five bedrooms, this home is ideal for families or those looking for adaptable living spaces.

Set slightly back from Bronwydd Road, the property enjoys a sunny and private position, yet remains within easy walking distance of Glangwili General Hospital and just one mile from Carmarthen town centre, where a wealth of amenities, shops, and services can be found. With excellent transport links, the home benefits from easy access to the trunk roads, making it perfectly positioned for commuting.

Having been extensively renovated over the last year, this home has been thoughtfully transformed into the beautiful property you see today. Designed with versatility in mind, the layout provides three bedrooms on the ground floor and two further bedrooms upstairs, allowing the space to be tailored to suit individual needs. Whether accommodating a home office, playroom, or multi-generational living, this property offers endless possibilities. The bright and airy living room provides a welcoming space to relax, while the open-plan kitchen and dining area serves as the heart of the home, complete with ample storage and worktop space. A stylish shower room completes the ground floor, adding further convenience.

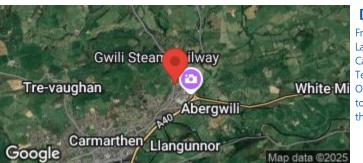
Upstairs, the first floor features two well-appointed bedrooms, including a stunning principal bedroom with ample space for furnishings. A modern family bathroom completes the upper level.

Externally, the property benefits from a private driveway with parking, in addition to a detached garage, which also has a wonderful sun terrace above, perfect for taking in the views. The surrounding garden provides plenty of opportunities for relaxation and entertaining, making it the perfect home for any stage of life.

This impressive home seamlessly combines practicality, charm, and adaptability in a highly desirable location







### **DIRECTIONS**

From our office on Dark Gate in Carmarthen, Head west on Dark Gate, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, Go through 1 roundabout, The property is on the left. What3Words Reference;

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.