

# Terry Thomas & Co

## ESTATE AGENTS



## 11 Bryn Tywi

Llangunnor, Carmarthen, SA31 2NZ

Bryn Tywi is very conveniently located Bungalow within walking distance of the busy town of Carmarthen. This spacious 3-bedroom detached bungalow is a perfect family home. Situated on a corner plot, this property boasts not only a spacious interior but also a delightfully large garden area to the rear ideal for a growing family. As you approach the property, you are greeted by a beautiful maintained hedged and lawned garden and tarmac driveway providing convenient off-road parking for two cars. The driveway leads up to a detached garage offering ample space for storage or a workshop. Although in need some of modernising this property has spacious, bright and airy rooms. It has a nearly new bathroom and a new Worcester central heating boiler with new radiators. The property has recently been painted throughout, with new carpets laid in bedroom 2 and 3. The electrics have been previously certified with a new fuse board and there is a fire alarm system. It is an ideal opportunity to make this your forever home and has great views over the surrounding countryside. Conveniently located within a short walk to the local Primary school and many of the local shops.

\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\*

**Offers in the region of £275,000**

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### Hallway

Single panelled radiator. Doors leading off to the three Bedrooms, Lounge, Kitchen/Dining Room, Family Bathroom and walk-in coat storage cupboard and Airing cupboard with fitted shelves and single panelled radiator.

### Lounge

14'2" x 16'3" (4.32m x 4.97m)  
uPVC double glazed window to the fore. Feature fireplace with living flame, mains gas fire inset and hearth. Two double panelled radiators, thermostatically controlled.

### Open plan Kitchen/Dining room

18'3" x 10'7" (5.58m x 3.23m)  
Open plan layout with range of fitted base and eye level units with gloss finish limestone effect worksurface over base units incorporating a stainless-steel sink. Plumbing for washing machine and space for gas cooker with a pull-out extractor over. uPVC double glazed window to side. Built in cupboard which houses Worcester mains gas combination boiler which services the central heating system and heats the domestic hot water. uPVC double glazed window to rear overlooking the rear garden and views out to the

Tywi valley and beyond. Two double panelled radiators, thermostatically controlled. uPVC double glazed door leading through to the conservatory.

### Conservatory

11'6" x 9'1" (3.53m x 2.79m)  
uPVC double glazed windows to 3 sides and dwarfed walls under polycarbonate roof. Double panelled radiators, thermostatically controlled. Power connected. Views of the rear garden, countryside views over the Tywi valley and beyond.

### Rear Bedroom 1

7'10" x 11'11" (2.40m x 3.64m)  
Single panelled radiator. uPVC double glazed window to rear and built in triple wardrobe unit.

### Rear bedroom 2

11'11" x 9'10" (3.65m x 3.02m)  
Single panelled radiator. uPVC double glazed window to rear.

### Bathroom

9'6" x 6'4" (2.92m x 1.94m)  
Close coupled economy flush WC, pedestal wash hand basin with chrome mixer tap fitment. P

shaped bath with glass shower screen, mixer hot and cold tap fitment. Shower fitment over with rain and body shower head. LED downlighting, two uPVC double glazed windows to side and wood effect ceramic tiled floor. Part tiled walls.

### Front bedroom 3

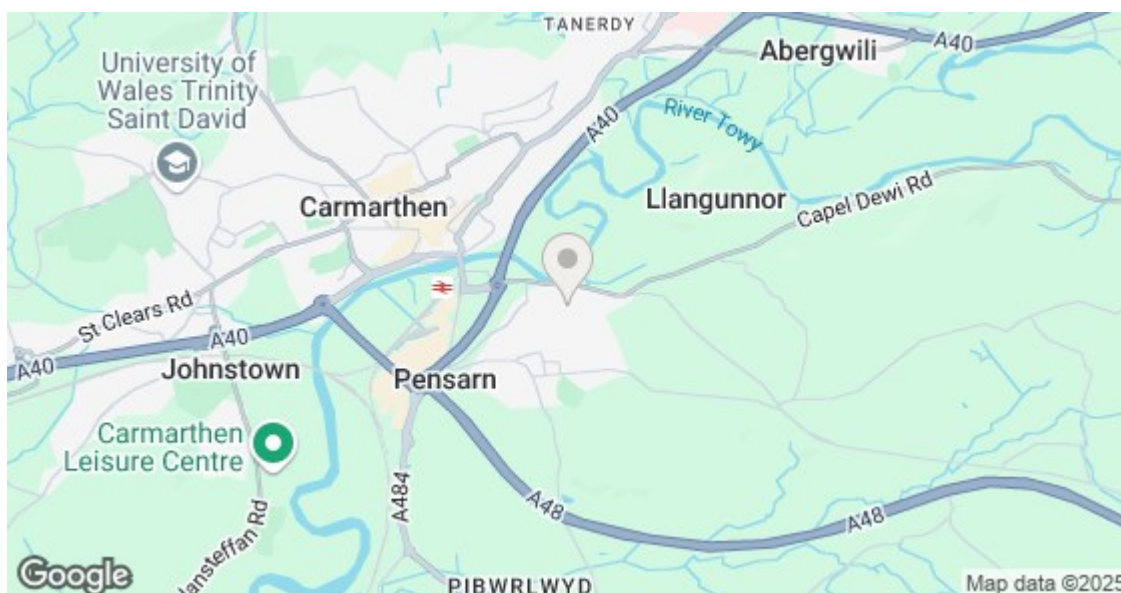
11'7" x 10'1" (3.54m x 3.09m)  
Single panelled radiator, uPVC double glazed window to fore. Fitted triple wardrobe unit with floor to ceiling sliding mirror door fronts.

### Detached Garage

Detached masonry-built garage up and over door to fore.

### Gardens and grounds

Pedestrian side entrance through the conservatory with good size enclosed rear garden. Rear garden mainly laid to lawn very well manicured and an array of shrubs and foliage. Varying paved patio areas. Large Greenhouse. Extensive gardens beyond (see plan) with mature shrubs and foliage.





## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains Electricity, Drainage, Water and Gas.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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