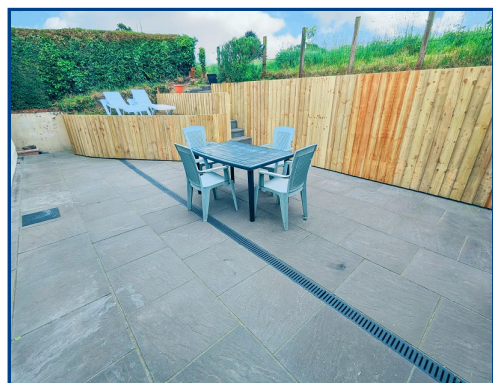
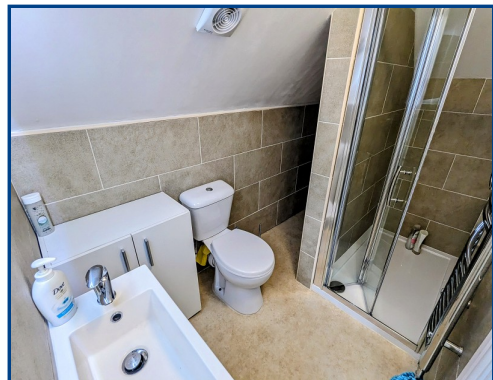


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales

**The Oaks
Llangunnor Road
Carmarthen
SA31 2PB**

Offers In Region Of **£315,000**



- Modern Detached 3/4 Bed Dormer Property
- Great Location Edge Of Carmarthen Town
- Elevated Position With Glorious Far Reaching Views
- Well Presented Light & Airy Accommodation
- Hall, Living Room, Kitchen, 3/4 Beds, 2 Baths
- Ready For Immediate Occupation
- First Floor Bedroom & En Suite
- Nicely Landscaped Garden & Patio/Sun Trap
- Driveway For 3/4 cars & Garage
- Very Convenient Spot Close To Town & Carriageway

General Description

**** EDGE OF CARMARTHEN TOWN - VIEWING HIGHLY RECOMMENDED**** - A most conveniently positioned detached 3/4 bedroom dormer property having an elevated spot with lovely views across open countryside and Carmarthen town. The property offers modern contemporary living accommodation in excellent condition throughout including a modern bespoke fitted kitchen/diner and first floor bedroom with en suite facility. Outside there is a car parking drive leading to garage with lawned garden and enclosed patio/sun trap to relax and enjoy.

EPC Rating: C69

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Llangunnor Road, Carmarthen, Carmarthenshire.

Property Description

A well presented detached dormer bungalow conveniently located on the outskirts of Carmarthen town benefiting from an elevated position taking advantage of the delightful far reaching views on offer to the front across open countryside and the town.

The property which is a dormer type has been tastefully modernised throughout over recent years affording light and airy well presented accommodation providing entrance hall, living room with lovely views, modern fitted kitchen/dining area, 2 downstairs double bedrooms, bathroom, study/bedroom 4. First floor provides bedroom with en suite shower room again enjoying lovely country views to the rear.

Outside there is a car parking driveway for 3/4 cars leading to adjoining garage with electric door, nicely manicured lawned garden to front with shrubbery, rear enclosed patio/sun trap having privacy being an ideal place to relax and enjoy.

The property is approx 0.5 mile from Carmarthen which offers a good range of amenities and facilities including modern shopping centre and cinema, cafe's, rail station and easy access onto the dual carriageway.

Entrance Hall

Double glazed front entrance door, timber effect flooring, stairs to first floor, built in under stair store cupboard, doors to:

Living Room (13' 08" x 11' 02") or (4.17m x 3.40m)

Most light and airy room with timber effect flooring, radiator, window to side, sliding patio doors to front taking advantage of the super views on offer.

Bedroom 1 (11' 11" x 10' 11") or (3.63m x 3.33m)

Large window to front again with lovely far reaching views timber effect flooring, radiator.

Kitchen/Diner (14' 10" x 13' 02") or (4.52m x 4.01m)

Modern luxury contemporary fitted base and wall cupboards with sink unit and mixer tap, built in eye level double electric oven with gas 5 ring hob and extractor hood over, ceramic gloss tiled flooring, fridge space, built in dish washer, radiator, double glazed side exterior door, spot lighting, French doors to rear patio area.

Bedroom 2 (11' 0" x 10' 05") or (3.35m x 3.18m)

Range of built in mirror fronted wardrobes, window to rear, radiator, timber effect flooring.

Bathroom (11' 11" x 5' 11") or (3.63m x 1.80m)

Luxury suite comprising bath with mixer tap and tiled surround, WC, vanity unit with wash basin and demister mirror with integrated shaver socket, fully tiled shower cubicle, spot lighting, tiled flooring, half tiled walling, heated towel rail.

Study / Bedroom (11' 11" x 5' 08") or (3.63m x 1.73m)

Timber effect flooring, window to side.

Llangunnor Road, Carmarthen, Carmarthenshire.

First Floor Bedroom (14' 06" Max x 11' 05" Max) or (4.42m Max x 3.48m Max)

Window to rear with lovely country views, radiator, under eaves storage space, built in cupboard, door to:

Ensuite Shower Room (8' 03" x 4' 11") or (2.51m x 1.50m)

Modern suite comprising fully tiled shower cubicle, WC, vanity unit with wash basin, half tiled walling, extractor fan, heated chrome towel rail.

Outside

The property benefits from nicely presented landscaped gardens with car parking driveway for approx. 3/4 cars leading to adjoining garage - 16'7 x 9'3 with electrically operated door, power and light connected, side courtesy door. Mature lawned garden to front with shrubs, laurel hedging creating privacy the whole taking advantage of the superb views on offer. Rear enclosed private patio garden being an ideal sun trap to relax and enjoy backing onto open countryside again with lovely views. Outside water taps and power sockets.

Please Note

The property benefits from excellent fibre broadband connectivity into the property and two Internet TV ports (live stream movies).

Wayleaves

We are informed by the owner that there are electricity and telecom poles located in the front garden. An annual payment is received from Western Power for this arrangement.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity and mobile phone network is deemed to be good in the area - more information will be available from your provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen take the B4300 Llangunnor road and continue on for approx 0.3 mile passing the Capel Dewi turning on your left, and the private lane leading up to the property can be seen further up on the right.

