



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

**Near Brook  
Heol Nantyglassdwr  
Cwmffrwd  
Carmarthen  
SA31 2LU**

Offers In Region Of **£225,000**



- Modern Detached 2 Bedroom Bungalow
- Popular Sought After Village Location
- Close Proximity To Carmarthen & Carriageway
- Ready For Immediate Occupation
- Ent Hall, Kitchen/Diner, 2 Beds & Shower Room
- Cosy & Stylish Living Accommodation
- Beautifully Presented Lawned Gardens
- Car Parking Driveway With Garage
- Viewing Recommended

### General Description

A modern detached 2 bedroom bungalow having a stylish interior located in the sought after village of Cwmffrwd being within close proximity to Carmarthen and the carriageway. The compact well presented accommodation is in very good condition throughout, being ready for immediate occupation being light and airy. Outside there are lovely well kept mature gardens with lawns to front and rear, including patio/seating area to relax and enjoy with car parking driveway to side and garage/workshop.

**EPC Rating: D65**

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

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#### 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](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

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

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

## Heol Nantyglassdwr, Cwmffrwd, Carmarthen, Carmarthenshire.

### Property Description

An ideal opportunity of acquiring a modern detached bungalow located on a cul de sac estate within the popular village of Cwmffrwd. The property offers well presented stylish accommodation providing entrance hall, living room, kitchen/diner, 2 bedrooms and shower room.

Outside there are nicely presented front and rear gardens including lawned areas with mature hedging and attractive patio/seating area to relax and enjoy. Car parking driveway to side with garage/workshop at rear.

The property occupies a most convenient location within this popular village being only some 2 miles from Carmarthen town offering a wide range of amenities and facilities including schooling, modern shopping centre and cinema, rail station etc. The carriageway is also within close proximity with Pembrey beach being only 15 minutes drive away.

### Entrance Hall

Ornate glazed door to the side elevation, radiator, built in storage cupboard with shelving and housing the gas fired combination boiler, access to loft space with ladder, doors to:

### Lounge (12' 06" x 12' 04" ) or (3.81m x 3.76m)

Picture window to the front elevation & window to the side allowing a flood of natural light in. Feature marble fire and surround with coal effect electric fire insert, radiator & coved ceiling.

### Kitchen/Diner (12' 02" x 10' 03" ) or (3.71m x 3.12m)

Fitted with a range of wall and base units with roll top work counter over incorporating a stainless steel sink unit with mixer tap, plumbing for washing machine, dish washer/dryer, electric cooker with ceramic hob and hood over, recess spot lighting, radiator, door and window to the rear elevation overlooking the garden.

## Heol Nantyglassdwr, Cwmffrwd, Carmarthen, Carmarthenshire.

### Bedroom 1 (10' 03" x 8' 09" ) or (3.12m x 2.67m)

Window to the rear elevation with radiator.

### Bedroom 2 (9' 04" x 8' 05" ) or (2.84m x 2.57m)

Window to the front elevation with radiator.

### Shower Room (5' 09" x 5' 06" ) or (1.75m x 1.68m)

Modern white suite fitted comprising low level WC, vanity sink unit, enclosed shower cubicle, tiled floor, part tiled walls, radiator, obscured window to the side elevation

### Outside

The property is approached via a private driveway to the side providing ample off road parking with access to the detached garage at rear (currently used as garden store). Beautifully maintained lawned gardens to front and rear with mature hedging and patio/seating area to relax and enjoy.

### Broadband and Mobile phone

Broadband is available in the vicinity. Mobile phone signal is deemed to be good in the area. Please check with your network provider for further details.

### Services

Mains electricity, mains water, mains gas, mains drainage, gas central heating & double glazing.

### Tenure

Freehold

### Council Tax

D

### Directions

From Carmarthen take the main A484 Llanelli road and proceed out for approx 2 miles until arriving at Cwmffrwd. Upon entering take a left turning onto Bolahaul Road and continue along for approx 0.2 mile until arriving at Nantyglassdwr estate on your right. Turn into the estate and the property will be found further along on the left.

