



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

**10 Bro Sarnau
Rhydargaeau
Carmarthen
SA32 7AR**

Offers In Region Of **£139,500**



- Modern End Terraced 2 Bedroom Bungalow
- Pleasant & Convenient Spot Only 3 Miles Carmarthen
- Popular Semi Rural Location With Fine Views
- Set Off A Quiet Country Lane
- Ex Local Authority & Local Occupancy Condition
- Hall, Living room, Kitchen, Study, 2 Beds, Bathroom
- Mature Gardens To Relax & Enjoy
- Planning Consent Granted For Extension
- Ideal Suited For First Time Buyer/Investment

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.

General Description

A pleasantly and conveniently positioned end terraced 2 bedroom ex council authority bungalow, having a delightful semi rural spot with pleasant views across open countryside being only 3.5 miles from Carmarthen town. The property affords modern style accommodation, and would ideally suit the first time buyer. Outside there are mature gardens including lawned and stoned areas with raised decking/patio area to relax and enjoy. ** The property is subject to a local occupancy condition **.

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Bro Sarnau, Rhydargaeau, Carmarthen, Carmarthenshire.

Property Description

**** FIRST TIME BUYER OPPORTUNITY OR INVESTMENT PURPOSES**** - A modern end terraced 2 bedroom ex local authority bungalow having a most convenient semi rural position some 1 mile from the popular village of Peniel. The property offers compact living accommodation providing entrance hall, living room, kitchen, study, 2 bedrooms and bathroom benefiting from planning consent to extend to side and across the rear. Outside there are nicely laid out gardens including lawn and stoned areas with raised decking/patio area (in need of general repairs), on street car parking available.

The property enjoys a delightful semi rural location set off a quiet council roadway being approx. 0.4 mile off the main A485 Carmarthen-Lampeter road being within close proximity to regular bus route and filling station/convenience store. The village of Peniel is approx. 1 mile away with junior school and some 3 miles from Carmarthen, Glangwili Hospital and the dual carriageway offering a wide range of amenities and facilities.

Entrance Hall

Double glazed entrance door to entrance lobby, door to walk in utility/store with plumbing for washing machine, doors to:

Living Room (13' 07" x 12' 10") or (4.14m x 3.91m)

Feature fireplace and surround, radiator, French door leading out to decking/patio area having lovely views, built in airing cupboard, door to:

Study (11' 04" x 6' 01") or (3.45m x 1.85m)

Double glazed entrance door, window to side.

Kitchen (11' 05" x 8' 06") or (3.48m x 2.59m)

Modern range of base and wall cupboards with 1.5 bowl sink unit with mixer tap, built in electric oven with ceramic hob and stainless steel hood over, tiled flooring, fridge space, window to rear.

Bedroom 1 (11' 06" x 11' 01") or (3.51m x 3.38m)

Window to rear, radiator, pleasant views overlooking garden and beyond.

Bedroom 2 (9' 09" x 6' 10") or (2.97m x 2.08m)

Radiator, window to front.

Bro Sarnau, Rhydargaeau, Carmarthen, Carmarthenshire.

Shower Room (8' 01" x 4' 10") or (2.46m x 1.47m)

Modern suite comprising bath with electric shower over and screen, wash basin, WC, tiled flooring and walling, heated towel rail.

Broadband and Mobile phone

Broadband is available in the vicinity. Mobile phone signal varies depending on network, please contact your provider for further details.

Services

Mains electricity, mains water, mains drainage, oil fired central heating and double glazing.

Tenure

Freehold

Council Tax

B

Directions

From Carmarthen proceed North on the main A485 Lampeter road and continue along for approx 1.75 miles passing through the village of Peniel. Continue on another mile or so until you level out at the top of the hill and take the next right turning at a small junction (signposted Horeb). Continue up this lane for approx. 0.4 mile and the entrance leading into the estate can be seen further on the left.

