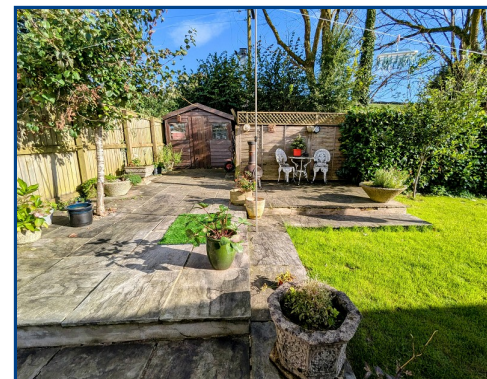
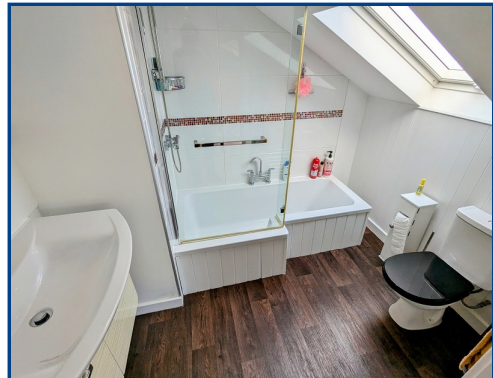
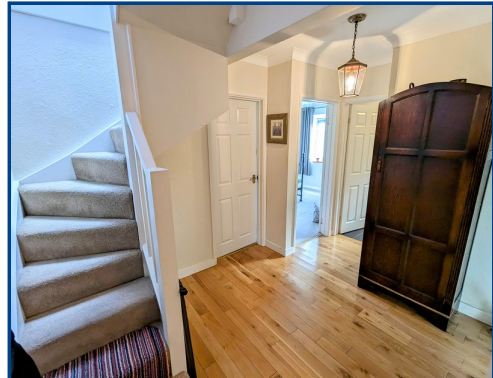


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**1 Bro Celynin  
Bronwydd Arms  
Carmarthen  
SA33 6BA**

Offers In Region Of **£365,000**



- Modern Detached 4/5 Bedroom Family Home
- Convenient And Popular Village Location
- Nicely Presented - Ready For Immediate Occupation
- Loft Conversion Ideal For Teenager's Independence
- Hall, 2 Reception Rooms, Luxury Kitchen, Utility, WC
- 3 Downstairs Beds, Shower Room, First Floor Lounge & En Suite Bedroom
- Good Size Car Parking Forecourt & Integral Garage
- Mature Rear Garden & Patio To Relax & Enjoy
- Quiet Cul De Sac Estate With Corner Plot
- Only 4 Miles From Carmarthen & Carriageway

**General Description**

A well presented detached 4/5 bedroom family sized bungalow situated in a popular residential area of Bronwydd Arms being only a few minutes drive away from Carmarthen town centre. Affords spacious modern contemporary in excellent condition throughout ready for immediate occupation, including a loft conversion providing living room and en suite bedroom. Outside there are mature landscaped gardens to rear with large forecourt providing good car parking and integral garage. **\*\* VIEWING HIGHLY RECOMMENDED\*\***

**EPC Rating: D67**

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

Tel: **01267 230 645**

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

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



## Bro Celynin, Bronwydd Arms, Carmarthen, Carmarthenshire.

### Property Description

A modern detached 4/5 bedroom luxury family home pleasantly located within the sought after village of Bronwydd. The property occupies a corner plot on a cul de sac estate of similar properties, and viewing is highly recommended to appreciate this lovely family home.

The property offers luxurious well appointed living accommodation and provides entrance hall, dining room leading through to modern bespoke fitted kitchen, utility room with separate WC, integral garage, 3 downstairs bedrooms and shower room. First floor provides a nicely converted loft area now providing large living room leading through to bedroom with en suite bathroom being ideally suited for teenager's independence. Outside there is a spacious tarmac forecourt/driveway providing good car parking space leading to garage, with pathways leading to rear mature landscaped garden with lawn, patio area to sit out and relax with mature hedging creating privacy.

The village of Bronwydd provides bus route, cricket club, steam railway line, public house/restaurant with the popular town of Carmarthen and the carriageway being only 4 miles away offering a good range of amenities and facilities including Glangwili Hospital.

### Entrance Hall

Double glazed entrance door, timber flooring, radiator, stairs to first floor, doors to:

### Dining Room (11' 06" x 9' 08" ) or (3.51m x 2.95m)

Timber flooring, radiator, window to front, access through to:

### Kitchen (13' 08" x 11' 05" ) or (4.17m x 3.48m)

Modern contemporary fitted kitchen with a range of base and wall cupboards with granite worktops, centre island with stainless steel sink unit and boiling hot water mixer tap, built in electric cooker with gas hob and fitted hood over, plumbing for dish washer, fridge space, tiled surrounds, spot lighting, tiled flooring, French doors to rear garden, door to:

### Utility Room

Range of fitted base and wall cupboards with sink unit and mixer tap, plumbing for washing machine and dryer, tiled flooring, radiator, double glazed side exterior door, door to:

### Separate WC

Wash basin with WC, radiator, tiled flooring.

### Bedroom 1 (14' 05" x 11' 05" ) or (4.39m x 3.48m)

Window to side, radiator, door to:

### En-Suite Shower Room (7' 09" x 2' 06" ) or (2.36m x 0.76m)

With fully tiled shower cubicle, wash basin and WC, heated towel rail, tiled walling.

### Bedroom 2 (11' 02" x 10' 10" ) or (3.40m x 3.30m)

Double aspect windows, radiator.

### Bedroom 3 (9' 10" x 8' 01" ) or (3.00m x 2.46m)

Window to rear, radiator.

## Bro Celynin, Bronwydd Arms, Carmarthen, Carmarthenshire.

### Shower Room (8' 11" x 6' 06" ) or (2.72m x 1.98m)

Modern suite comprising walk in fully tiled shower cubicle, wash basin, WC, fully tiled walls, tiled flooring, heated towel rail.

### Loft Conversion

Which has been tastefully converted and would be ideally suited for teenager's accommodation offering great independence, or alternatively as 2 additional first floor bedrooms. The accommodation currently provides:

### Living Room (19' 04" x 14' 09"Max Max) or (5.89m x 4.50m Max)

Spacious room with three Velux style windows, radiator, under eaves storage areas, potential to use as additional bedroom if required, door through to:

### Bedroom 4 (15' 02" x 14' 09"Max Max) or (4.62m x 4.50m Max)

Two Velux style windows, radiator, under eaves storage areas, door to:

### En-Suite Bathroom (8' 03" x 6' 06" ) or (2.51m x 1.98m)

Modern suite comprising P shaped bath with shower over and screen, WC, vanity unit with large basin, laminate flooring, heated towel rail, Velux style window.

### Integral Garage (17' 09" x 9' 11" ) or (5.41m x 3.02m)

Electrically operated up and over door, power and light connected.

### Outside

The property occupies a good sized corner plot with tarmac based forecourt area providing good car parking space. Mature landscaped garden to rear with lawned area with paved patio being an ideal place to sit out and relax, mature hedging creating privacy, side pathways with garden gate, garden shed with outside sink unit with hot and cold water.

### Broadband and Mobile phone

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

### Services

Mains electricity, mains water, mains drainage, LPG central heating and double glazed windows.

### Tenure

Freehold

### Council Tax

E

### Directions

From Carmarthen take the main A484 Newcastle Emlyn road and continue on for approx 3 miles until arriving at Bronwydd. Turn right at the small junction and down over the railway line, and continue on for another 0.5 mile over the small bridge and the entrance into the estate can be found further along on the right.

