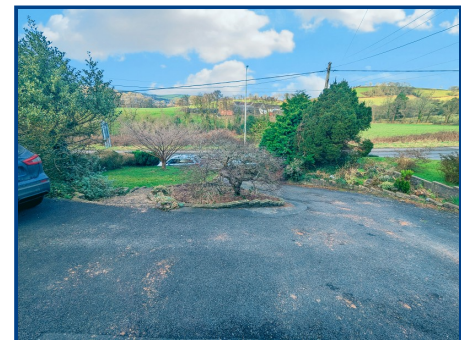




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Maesgwynn
Llangunnor Road
Carmarthen
SA31 2PA**

Offers In Region Of **£365,000**



- Most Imposing Detached Extended 4 Bed (En Suite) Family Home
- Popular Edge Of Town Location & Easy Access To Carriageway
- Elevated Spot Enjoying Fine Rural Views
- Walking Distance To Shops, School & Rail Station
- Charming Interior & Many Original Features
- Hall, 2 Rec Rooms, Kitchen/Diner, WC, 4 Beds, Bath
- Good Size Plot With Mature Gardens To Enjoy
- Sweeping Drive/Forecourt & Ample Parking And Garage
- Convenient Location Close To Council & Police Headquarters
- ** VIEWING STRICTLY BY APPT AND HIGHLY RECOMMENDED**

General Description

**** VIEWING ADVISED**** - A spacious detached period 4 bedroom extended family home conveniently located on the edge of the popular town of Carmarthen, having easy access onto the dual carriageway. The imposing property affords stylish family sized accommodation retaining many attractive original features including parquet block flooring, picture rails and wood burner stove. Outside there is a car parking drive providing ample parking leading to garage with good size rear garden and useful summer house/cabin.

EPC Rating: D65

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

Important notice

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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.

Tel: **01267 230 645**

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

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

Llangunnor Road, Carmarthen, Carmarthenshire.

Property Description

A most imposing detached family residence of considerable appeal, located on the edge of Carmarthen town centre being walking distance to shops at Pensarn, rail station, Police and Council headquarters. The residence occupies an elevated spot commanding delightful rural views to the front, and offers a charming interior with many original features from the original Parquet flooring, picture rails, fireplaces with log burner stove in the living room ideal for those cold winter nights. Property benefits from a double storey rear extension providing an additional living room and bedroom upstairs.

The well proportioned accommodation provides Entrance Porch, Entrance Hall, 3 Reception rooms, Kitchen, Downstairs WC. First Floor provides 4 Bedrooms (one with en suite facility) and family Bathroom. The property benefits from gas fired central heating and double glazed windows.

Outside there are good sized grounds and gardens for the family to enjoy and relax including sweeping driveway leading to forecourt area providing ample car parking. Adjoining garage with up and over electric door with good storage area at rear. Mature gardens to front with lawn area, shrub borders, conifers enjoying finer views across open countryside and towards the Town. Side double gates leading to rear with patio areas and steps leading up to a good size raised garden laid to lawns with an abundance of shrubbery, trees, ornamental stocked fish pond, decking area leading over to useful Summer house/ cabin ideal for workroom/home office/gym etc.

Entrance Porch (6' 08" x 4' 06") or (2.03m x 1.37m)

Glazed double entrance doors, tiled flooring, double glazed front entrance door to:

Entrance Hall (12' 02" x 6' 11") or (3.71m x 2.11m)

Original parquet block flooring, stairs to first floor, radiator, door to:

Separate WC

With WC and wash basin and access through to under stair storage space.

Dining Room (12' 0" x 10' 11") or (3.66m x 3.33m)

Original fireplace and surround with grate (not functional), parquet block flooring, window to front with lovely views, , fitted base and wall store cupboards, access through to:

Kitchen (11' 01" x 8' 05") or (3.38m x 2.57m)

Range of modern fitted base and wall cupboards with granite worktops over, sink unit with mixer tap, built in electric oven and hob with chimney hood over, fridge space, built in dish washer, tiled flooring, plumbing for washing machine, connecting door to hall, spot lighting.

Living Room (15' 09" x 11' 00") or (4.80m x 3.35m)

Most attractive and spacious room with fireplace and beam over and slate hearth incorporating an wood burner stove, parquet block flooring, window to front with lovely views, radiator, access through to:

Sitting Room (24' 06" x 9' 01") or (7.47m x 2.77m)

Most spacious room ideal as snug/TV room with insert log effect gas fire (not tested/approved), 2 radiators, French double glazed doors to rear garden.

First Floor Landing (15' 11" x 6' 09") or (4.85m x 2.06m)

Most spacious landing area with radiator, window to front with lovely rural views, doors to:

Bedroom 1 (10' 07" x 9' 02") or (3.23m x 2.79m)

Window to rear, radiator, range of fitted wardrobes with shelving, door to:

En-Suite Shower Room (9' 03" x 2' 09") or (2.82m x 0.84m)

Modern suite comprising built in fully tiled shower cubicle (currently not working), vanity unit with wash basin, WC, half tiled walls.

Llangunnor Road, Carmarthen, Carmarthenshire.

Bedroom 2 (12' 11" x 11' 00"Max Max) or (3.94m x 3.35m Max)

Window to front with lovely views, radiator, built in cupboard.

Bedroom 3 (11' 01" x 8' 07") or (3.38m x 2.62m)

Window to rear, radiator.

Bathroom (11' 00" x 5' 00") or (3.35m x 1.52m)

Modern suite comprising bath with dual head shower over and screen, large vanity unit with Jack/Jill's twin sink unit, WC, tiled flooring, spot lighting, heated towel rail, partly tiled walling.

Bedroom 4 (10' 07" x 9' 09") or (3.23m x 2.97m)

Currently used as office, range of mirror fronted wardrobes, window to front with delightful views, radiator, gas fired central heating boiler.

Outside

A particular feature of the property is the large ground and gardens on offer for the modern day family to relax and enjoy, and comprises sweeping driveway leading up to forecourt providing ample car parking area. Adjoining garage with electrically operated door, power and light connected with good storage area at rear with courtesy exterior door. Mature garden to front from which lovely views can be enjoyed across open countryside and towards Carmarthen Town with small lawn garden, shrub borders, conifers and bushes. Double garden gates to side with wide pathway leading to rear garden with steps leading up to a good size raised garden with extensive lawn, shrubbery, trees, patio areas to relax and enjoy, garden shed at rear, decking area leading over to useful Summer house/Cabin being ideal as workroom/home office/gym etc with basement storage beneath. Attractive ornamental stocked fish pond with decking area (requiring repairs). In total the plot extends to 0.21 acre.

Please Note

We are informed by the owners that there is a water pipe running from the land at rear, down the side of the rear garden and underneath the garage, and down under the front garden discharging beyond the front boundary.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available in the vicinity. For further information, please contact your network provider.

Services

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

Tenure

Freehold

Council Tax

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Directions

From Carmarthen take the B4300 Llangunnor road and continue on for approx 0.3 mile and the property will be found further along on the right.

