

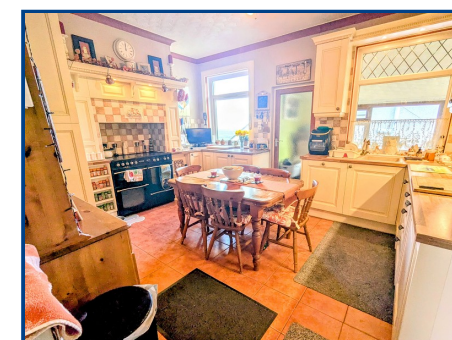


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales



**Gogerddan  
Crwbin  
Kidwelly  
SA17 5DP**

Offers In Region Of **£335,000**



- Superbly Positioned Detached 3 Bed Bungalow
- Stunning Breathtaking Panoramic Views
- Viewing Essential To Fully Appreciate The Location
- Spacious Well Presented Family Size Accommodation
- Hall, Living Room, Kitchen, Utility, 3 Beds, Bathroom
- Quiet Spot Adjoining Minor 'Bye' Road
- Good Sized Plot & Double Car Parking Drive
- Landscaped Gardens & Hot Tub To Relax And Enjoy
- Detached Garage/Workshop & Store Shed
- 7 Miles Carmarthen & 20 Minutes To Pembrey Coastal Park

### General Description

**\*\* SUPERBLY POSITIONED DETACHED 3 BED BUNGALOW HAVING STUNNING BREATHTAKING VIEWS ACROSS THE GWENDRAETH VALLEY\*\***

A modern detached 3 bed property offering spacious family sized accommodation with good sized living room taking advantage of the panoramic views. Outside there are landscaped gardens including large decking/patio with sunken hot tub to relax and enioiv the wonderful views on offer. Ample car parking area with detached garage and store

**EPC Rating: D58**

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.

Tel: **01267 230 645**

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

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



Crwbin, Kidwelly, Carmarthenshire.

Property Description

**\*\*VIEWING ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THIS PROPERTY WITH BREATHTAKING VIEWS AS FAR AS THE EYE CAN SEE\*\***

Modern detached bungalow residence offering spacious well presented family sized accommodation having a good sized plot pleasantly located within the rural hamlet of Crwbin being easily accessible to Carmarthen.

The accommodation provides entrance hall, kitchen/ breakfast room, side entrance/utility, spacious living room with wonderful panoramic views, 3 bedrooms and family bathroom. Outside there are good sized gardens with double vehicle drive providing ample car parking with garage and store sheds. To the front are nicely presented gardens including large decking/ patio area with sunken hot tub to relax, enjoy and take in the breathtaking views on offer.

The property benefits from an elevated position within the village of Crwbin being easily access to all amenities, being only 7 miles from Carmarthen offering a wide range of amenities and facilities including schooling, modern shopping centre and cinema, rail station and the dual carriageway. The beautiful Pembrey Country park is only 11 miles away with lovely sandy beach and cycling/walking paths.

Entrance Hall

Double glazed front entrance door with double glazed side panel , timber flooring, 2 radiators, built in store cupboards, doors to:

Living Room (16' 02" x 14' 01" ) or (4.93m x 4.29m)

Most spacious family room with large picture window to front enjoying superb far reaching breathtaking views as far as the eye can see across the Gwendraeth valley and beyond, timber flooring, brick built fireplace and surround with timber mantle incorporating a wood burner stove, radiator.

Kitchen / Breakfast Room (15' 0" x 12' 0" ) or (4.57m x 3.66m)

Range of fitted base and wall cupboards with sink unit and mixer tap, window to side with lovely views, electric cooker range set in tiled recess with electric oven, hob and fitted hood over with timber mantle shelf, door to:

Side Entrance/Utility Area (17' 06" x 5' 0" ) or (5.33m x 1.52m)

Range of fitted base cupboards, tiled flooring, plumbing for washing machine and dryer, oil fired central heating boiler, fridge space, double glazed rear entrance door.

Bedroom 1 (15' 10" x 10' 08" ) or (4.83m x 3.25m)

Double aspect windows with lovely views to front, radiator, timber effect flooring.

Bedroom 2 (12' 09" x 10' 0" ) or (3.89m x 3.05m)

Window to rear, radiator, range of fitted wardrobes with over bed cupboard, laminate flooring.

Bedroom 3 (10' 06" x 8' 09" ) or (3.20m x 2.67m)

Window to rear, radiator.

Bathroom (6' 10" x 6' 09" ) or (2.08m x 2.06m)

Modern suite comprising bath with electric shower over and screen, WC, wash basin with fitted shelf over and store cupboard, fully tiled walling, spot lighting , radiator.

Outside

The property is approached off a quiet country lane benefiting from a double car parking drive leading to detached garage 19'3 x 9'7 with power connected and inspection pit with wood store and cupboard at end. Nicely presented mature landscaped gardens to both front and rear comprising of lawn areas, shrub borders, bushes, patio area. To the rear are further gardens with attractive large decking/patio area with sunken hot tub being an ideal place to relax and enjoy, and have BBQ's whilst taking in the stunning views to the rear, Further patio area to the rear with steps leading to lawn area ideal place for the kids to play, conifer hedging to one side creating privacy.

Broadband and Mobile phone

Mobile phone signal varies depending on network. Broadband is deemed to be available in the area. Please contact your network provider for further information.

Services

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

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen take the main A484 Llanelli road and continue out passing Morrisons on your left and proceed straight on for Cwmffrwd. Continue on the A484 for another 1.5 miles until arriving at Cwmffrwd, and proceed up through the village passing the MG motor garage onyour left. On leaving the village take a left turning at the top at bend signposted Pontyberem/B4309, continue on for another 0.3 mile and take the next left turning onto the B4306. Continue along for approx 4 miles passing through the village of Llangyndeyrn until arriving at the small hamlet of Crwbin. Proceed through and take a small right turning onto a country lane and the property will be found further along on the right.

