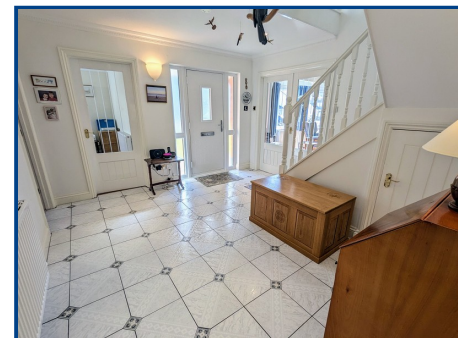


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Bronwydd Carmarthen Carmarthenshire.

Offers In Region Of **£525,000**



- Modern Detached 4 Bed (2 En Suite) Family Home
- Large Corner Plot On Quiet Cul De Sac Residential Estate
- Popular Picturesque Village Location
- Executive Type Property Ideal For Large Families/Professionals
- Hall, 4 Rec Rooms, WC, Kitchen/Diner, Utility, Conservatory
- First Floor Provides 4 Bedrooms (2 En Suite), Bathroom
- Mature Landscaped Gardens To Relax & Enjoy
- Double Garage & Large Car Parking Driveway
- Only 10 Minutes From Carmarthen Town Centre
- Viewing Essential To Fully Appreciate What's On Offer

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.

General Description

**** A SUPERIOR MODERN DETACHED INDIVIDUALLY BUILT 4 BED (2 EN SUITE) EXECUTIVE HOME SET ON A LARGE PLOT ON A POPULAR SOUGHT AFTER QUIET RESIDENTIAL ESTATE WITHIN THE VILLAGE OF BRONWYDD**** The property offers huge residential appeal being ideal for growing families or professionals, offering spacious well appointed family sized accommodation with conservatory. Outside there are spacious mature landscaped gardens for relaxing with double garage and ample car parking.

Tel: **01267 230 645**

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

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

Bronwydd , Carmarthen, Carmarthenshire.

Property Description

A superb opportunity of acquiring an impressive detached modern residence pleasantly and conveniently located on a quiet sought after residential cul de sac estate within the increasingly popular village of Bronwydd, and only 10 minutes drive from the town of Carmarthen.

The property which is individually designed offers spacious well presented family sized accommodation ideal for large families or professionals which provides spacious entrance hall, 4 reception rooms including dining room, WC, modern fitted kitchen and conservatory. First floor provides spacious landing area with 4 bedrooms including large Master bedroom leading through to luxury en suite shower room and family bathroom.

The property benefits from a large corner plot with good sized car parking drive leading to detached double garage with EV charging point, level landscaped gardens to relax and enjoy including spacious lawned area to one side, fish pond, shrubbery, rear paved patio being all enclosed to the rear ideal for children and dogs with secure garden gates either side.

The property is located within the popular picturesque village of Bronwydd with the steam railway line, cricket club, community hall and public house/restaurant. The busy Town of Carmarthen is only 3.5 miles away offering all the usual amenities and facilities including modern shopping centre and cinema, schooling, cafes/ restaurants, rail station, M4 connection and Glangwili Hospital.

Entrance Hall (12' 09" x 11' 11") or (3.89m x 3.63m)

Front entrance door, tiled flooring, radiator, under stair storage cupboard, stairs to first floor, doors to:

Living Room (18' 04" Max x 17' 0") or (5.59m Max x 5.18m)

Most attractive spacious light and airy room ideal for family entertaining, bay window to front, 2 radiators, ornate fireplace and surround incorporating a coal effect electric fire, timber effect flooring, wall lighting.

Reception Room. (13' 11" x 11' 09") or (4.24m x 3.58m)

Timber effect flooring, window to front, radiator.

Separate WC (9' 00" x 4' 08") or (2.74m x 1.42m)

Modern suite comprising WC, wash basin, tiled floor, radiator.

Kitchen/Dining Room (25' 02" x 13' 02") or (7.67m x 4.01m)

Most spacious open plan room with a bespoke modern fitted range of base and wall cupboards, sink unit with mixer tap, breakfast bar with store cupboards and drawers, built in eye level electric oven with microwave, ceramic electric induction hob with chimney hood over, plumbing for dishwasher, tiled surrounds, 2 radiators, part tiled and timber effect flooring, fridge space, spot lighting, doors to:

Conservatory (11' 11" x 10' 00") or (3.63m x 3.05m)

Tiled flooring, French doors to rear patio/garden, radiator.

Sitting Room / Study (13' 00" x 11' 11") or (3.96m x 3.63m)

Window to side overlooking garden, radiator, timber effect flooring.

Bronwydd , Carmarthen, Carmarthenshire.

Utility Room (9' 0" x 8' 11") or (2.74m x 2.72m)

Range of fitted base and wall cupboards, sink unit with mixer tap, plumbing for washing machine and dryer, tiled flooring, radiator, oil fired central heating boiler, side entrance door.

First Floor Landing (17' 09" Max x 10' 05") or (5.41m Max x 3.18m)

Spacious landing area with attractive stained feature window to front, radiator, built in airing cupboard with shelving, access to loft space, doors to:

Master Bedroom (18' 04" Max x 17' 00") or (5.59m Max x 5.18m)

Spacious light and airy room with bay window to front, 2 radiators, door to:

En-Suite Shower Room (11' 11" x 6' 01") or (3.63m x 1.85m)

Luxury modern fitted suite with large walk in double fully tiled shower cubicle, WC and wash hand basin with fitted marble effect shelf and store cupboards, radiator, fully tiled walling, heated electric towel rail, spot lighting, porcelain tiled flooring, electric under floor heating.

Bedroom 2 (15' 11" x 13' 11" Max) or (4.85m x 4.24m Max)

Dormer window to front, radiator, door to En Suite with WC and wash basin, tiled floor and part tiled walling.

Bedroom 3 (13' 03" x 10' 05") or (4.04m x 3.18m)

Window to rear, radiator.

Bedroom 4 (11' 11" x 11' 06") or (3.63m x 3.51m)

Window to rear, radiator.

Bathroom (9' 05" x 8' 02") or (2.87m x 2.49m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, enclosed whirlpool bath, fully tiled walling, radiator, spot lighting.

Outside

The property benefits from a large and most spacious corner plot comprising a paved car parking driveway leading to detached double garage 19' x 18'11 with electrically operated up and over door, power and light connected, EV charging point (Pod point), access to loft area over, side courtesy door. Nicely presented mature landscaped gardens with large enclosed lawned area to one side with small fishpond, shrubbery, being safe for children and dogs. Rear patio area to relax and enjoy, further garden area to other side again being enclosed and very private, with secure garden gates. Front garden area with shrubbery, lawned area and pathway.

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, water and drainage, oil central heating, double glazing, EV charging point.

Tenure

Freehold

Council Tax

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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 0.4 mile over the small bridge and the entrance into the estate can be found further along on the right. Continue through and the property can be found at the end in the corner.

