

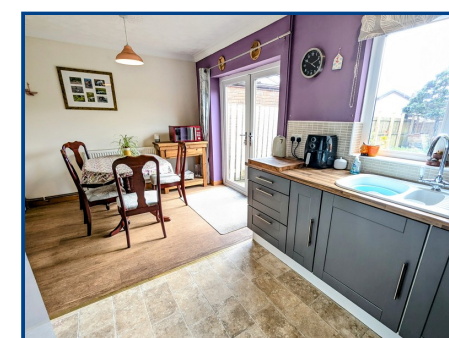
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**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**6 Parc Y Delyn
Llanybri
Carmarthen
SA33 5HF**

Offers In Region Of **£214,950**



- Modern Semi Detached 2 Bedroom House
- Popular Quiet Rural Village Location
- Only 5 Minutes Drive To Estuary Village of Llansteffan
- Entrance Lobby, Living Room, Kitchen/Diner, 2 Beds & Bathroom
- Integral Garage With Conversion Potential (STC)
- Mature Front & Rear Gardens To Relax & Enjoy
- Car Parking Paved Driveway
- Located On Private Cul De Sac Estate
- Cosy Well Presented Accommodation
- Only 20 Minutes Drive To Carmarthen

General Description

A well presented modern semi detached 2 bedroom house located on a cul de sac estate within the popular village of Llanybri, being only a 5 minute drive from the lovely estuary village of Llansteffan. Affords modern nicely presented accommodation providing entrance lobby, living room, open plan kitchen/diner, 2 double bedrooms and family bathroom. Outside there is a car parking driveway leading down to garage with enclosed rear mature garden to relax and enioiv.

EPC Rating: D61

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**

Parc Y Delyn, Llanybri, Carmarthen, Carmarthenshire.

Property Description

A nicely presented modern semi detached 2 bedroom house located on a private cul de sac residential estate of different style properties within the popular village of Llanybri. The accommodation provides entrance lobby, living room, open plan kitchen/diner with French doors leading out to rear mature level garden. First floor provides 2 double bedrooms and family bathroom.

Outside there is a car parking driveway providing ample parking leading down to garage with excellent potential for conversion into home office etc (subject to consent) with utility room and WC at rear. Mature lawn garden to front with shrubs and conifers, whilst to the rear there is a level enclosed garden with patio, shrubbery, conifer hedge to one side being an ideal place to sit out, relax and enjoy those Summer BBQ's.

The village of Llanybri offers public house, place of worship, community hall with bus route to Llansteffan and Carmarthen. The popular estuary village of Llansteffan is only some 1.5 miles away with its lovely beach and walks, historic castle and restaurant. The larger town of Carmarthen is approx. 9 miles away offering a wide range of amenities and facilities including rail station and the M4 connection.

Entrance Lobby

Double glazed front entrance door, stairs to first floor, door to:

Living Room (13' 07" x 13' 01") or (4.14m x 3.99m)

Ornate feature fireplace and surround, radiator, window to front, arched access through to:

Kitchen/Diner (16' 04" x 9' 05") or (4.98m x 2.87m)

Modern range of base and wall cupboards with sink unit, electric cooker and hob with fitted hood over, tiled surrounds, fridge space, French doors to rear garden, door to integral garage and utility.

Integral Garage (16' 06" x 10' 01") or (5.03m x 3.07m)

Currently used as storage with potential workshop, home office or conversion to further living accommodation (subject to consent), door to:

Utility Room / Laundry Room (6' 0" x 5' 07") or (1.83m x 1.70m)

Plumbing and space for washing machine and dryer, rear entrance door, door to:

Separate WC (6' 01" x 4' 01") or (1.85m x 1.24m)

With WC and wash basin.

First Floor Landing

Doors to:

Parc Y Delyn, Llanybri, Carmarthen, Carmarthenshire.

Bedroom 1 (16' 04" Max x 10' 04") or (4.98m Max x 3.15m)

Window to front, radiator.

Bedroom 2 (12' 09" x 9' 05") or (3.89m x 2.87m)

Velux style window to rear, radiator.

Bathroom (9' 05" x 6' 06") or (2.87m x 1.98m)

Modern suite comprising bath with shower over, WC, wash basin, radiator, Velux style window, radiator.

Outside

Paved car parking driveway for 2 vehicles leading down to garage. Mature lawn garden to front with shrubbery and conifers. Enclosed rear garden being very sunny with paved patio to relax and enjoy, shrub borders, flower beds, conifer hedging to one side being an ideal place for Summer BBQ's and safe for children and dogs.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast broadband is available in the vicinity. Please contact your network provider for more information.

Services

Mains electricity, mains water, mains drainage, LPG central heating.

Tenure

Freehold

Council Tax

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Directions

Travel through the village of Llansteffan proceeding into Llanybri, at the crossroads turn right then take the first turning left, and left again. The entrance into Parc Y Delyn estate can be seen further on the right opposite the chapel.

