



Brynglas , Carmel, Llanelli, SA14 7UD

Offers in the region of £220,000

A detached cottage conveniently situated on the edge of the village of Carmel, within easy travelling distance of the A48 at Cross Hands and the M4 at Port Abraham. Accommodation comprises lounge, kitchen/diner, downstairs bathroom with separate WC and 2 bedrooms. The property benefits from oil central heating, uPVC double glazing and Velux windows, Off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door to

Lounge

14'9" x 19'4" (4.52 x 5.91)



with spiral stairs to first floor, 2 fireplaces, Indian sandstone tiled floor with under floor heating, downlights and 2 uPVC double glazed windows to front.

Kitchen/Diner

10'4" x 21'9" (3.16 x 6.64)



with range of fitted base and wall units, stainless steel deep sink unit with mixer taps, 6 ring gas bottle Kenwood cooker with extractor over, part tiled walls, Indian sandstone tiled floor with under floor heating, beamed and vaulted ceiling and 2 uPVC double glazed windows and door to rear and 2 Velux windows to rear.

Bathroom

7'0" x 5'7" (2.14 x 1.72)



with pedestal wash hand basin, free standing roll top bath with shower attachment taps, part tiled walls, Indian sandstone tiled floor, beamed and vaulted ceiling, extractor fan, heated towel rail and uPVC double glazed window to side and Velux window to rear.

Separate WC

2'7" x 5'10" (0.81 x 1.79)

with low level flush WC, part tiled walls, Indian sand stone tiled floor, extractor fan and uPVC double glazed window to side and Velux window to rear.

First Floor

Landing

with beamed and vaulted ceiling and Velux window to rear.

Bedroom 1

15'3" x 9'7" red to 7'4" (4.65 x 2.94 red to 2.26)



with radiator, spotlights, beamed and vaulted ceiling and uPVC double glazed window to front and Velux window to front and rear.

Bedroom 2

14'7" x 9'2" inc to 7'1" (4.45 x 2.81 inc to 2.17)



with feature fireplace, spotlights, radiator, beamed and vaulted ceiling and uPVC double glazed window to front and Velux window to front and rear.

Outside



with off road parking for 2 cars, rear garden with mature shrubs and trees, patio area, patio area, brick built pig sty and

Services

Mains electricity, water and drainage.

Council Tax

Band D

Note

All photographs are taken with a wide angle lens

Directions

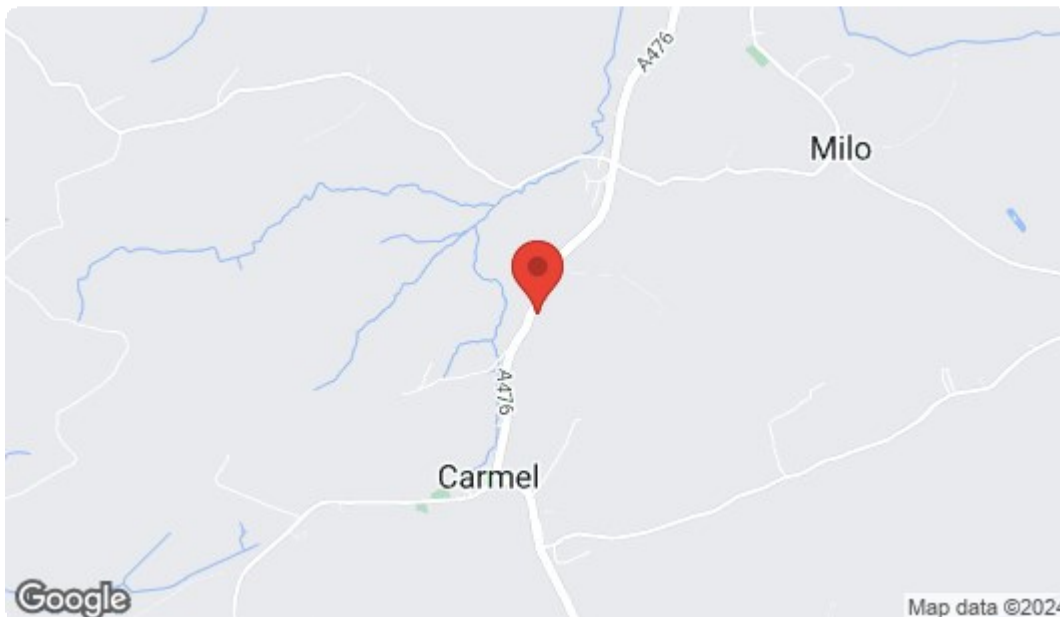
From Sixways crossing in Gorslas take the A476 to Llandeilo and travel for approximately 3 miles through the village of Carmel and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.