

# Terry Thomas & Co

ESTATE AGENTS



## 73 Bronwydd Road Carmarthen, SA31 2AP

Situated in a leafy and highly sought-after suburban area just outside Carmarthen, this completely modernised family home offers spacious and well-presented accommodation ideally suited to modern family living. The property features two generous reception rooms with bright and airy living spaces throughout, creating a warm and welcoming atmosphere ideal for both everyday living and entertaining. There are four comfortable bedrooms providing ample accommodation for growing families, together with a stylish appointed bathroom. Ideally located close to Glangwili Hospital and with excellent access to the A48/M4 corridor, the property is perfectly positioned for commuters whilst still enjoying a peaceful residential setting. Externally, the property is approached via a leafy private drive set back from the main road, offering privacy and seclusion. To the front is a gravelled parking area together leading to the front door, whilst the former garage is currently utilised as a useful store. To the rear is a generous south-facing garden featuring two spacious paved patio areas and a level lawn garden, perfect for outdoor entertaining and family enjoyment.

VIEWING HIGHLY RECOMMENDED \*\*\*\* NO ONWARD CHAIN\*\*\*\*

**Offers in the region of £395,000**

# 73 Bronwydd Road

Carmarthen, SA31 2AP



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## Hallway

73 Bronwydd Road has been completely refurbished into a modernized, detached four-bedroom house, retaining the architectural design of its time, including an open single-pillared porch. A part-glazed entrance door leads into the hallway, which features herringbone vinyl wood-effect flooring, a built-in coat and bench with hook rail and under-seat storage, a double-glazed window to the fore, staircase to the first floor, dado rail, panel radiator with grills, thermostatically controlled, and built-in under stair cupboard.

## Lounge

15'3" x 12'8" (4.67m x 3.87m )

Wood-grain effect herringbone vinyl flooring, large uPVC double-glazed windows to the fore, a thermostatically controlled radiator, and a feature fireplace with stripped, stained and waxed pine surround. The fireplace includes a recess ready for the installation of a wood burner stove with a slate hearth.

## Kitchen/Breakfast Room

21'11" x 11'0" maximum (6.70m x 3.36m maximum )

The kitchen has a newly installed range of base and eye-level units with duck egg blue door and drawer fronts, complemented by Corian work surfaces and matching Corian splashbacks. Integrated appliances include a fridge/freezer, Siemens microwave oven, and a five-ring mains gas cooker range with double oven and grill. A matching central island unit creates a breakfast bar area and incorporates a stainless steel sink and fully integrated dishwasher. Full-length uPVC double-glazed bi-folding doors open onto the south-facing paved patio terrace. Additional features include LED downlighting, a built-in utility cupboard with plumbing for a washing machine, a contemporary wall-mounted radiator, and stone-effect tiled flooring.

## Inner Lobby

A door leads to an inner lobby area with access to the utility room, shower room, and secondary sitting room/dining room.

## Utility Room

8'11" x 8'1" (2.72m x 2.48m )

Range of fitted base and eye-level units with jade-coloured door fronts and black gloss granite-effect worktops incorporating a stainless steel sink, a built-in wine rack, LED down lighting, and a uPVC double-glazed side entrance door.

## Shower Room

8'11" x 4'4" (2.73m x 1.34m )

Close coupled economy flush WC, wash hand basin set within a vanity unit with high-gloss white door fronts, corner shower unit with Corian-effect marble-panelled walls, chrome mixer shower fitment, and a wall-mounted ladder towel radiator.

## Sitting Room/Dining Room

11'11" x 6'2" (3.65m x 1.90m )

uPVC double-glazed side window, exposed white-painted pointed stone wall, and a thermostatically controlled panel radiator with grills.

## First floor

The first-floor landing provides access to the loft space.

## Bedroom 1

12'7" x 11'7" plus built-in wardrobe space (3.84m x 3.55m plus built-in wardrobe space )

Includes wall-to-wall, floor-to-ceiling fitted wardrobes with four sliding mirrored doors, a thermostatically controlled panel radiator with grills, and a large uPVC double-glazed window to the fore

## Bedroom 2

8'7" x 7'10" (2.64m x 2.40m )

uPVC double-glazed window to the fore, built-in cupboard, and thermostatically controlled panel radiator with grills.

## Bedroom 3

13'8" x 10'8" (4.19m x 3.26m )

uPVC double-glazed rear window.

## The Family Bathroom

7'3" x 7'9" (2.21m x 2.38m )

Fitted with an open walk-in shower enclosure featuring a chrome mixer shower, rain shower head and body wash jets, freestanding oval bath with

chrome mixer tap and shower attachment, close-coupled economy flush WC, and wash hand basin set within a vanity unit with grey drawer fronts.

Additional features include a chrome ladder towel radiator, Corian-effect porcelain tiled floors and walls, LED downlighting, extractor fan, and uPVC double-glazed side window — all combining to create a real touch of luxury.

## Landing

A mezzanine landing leads to bedroom four

## Bedroom 4

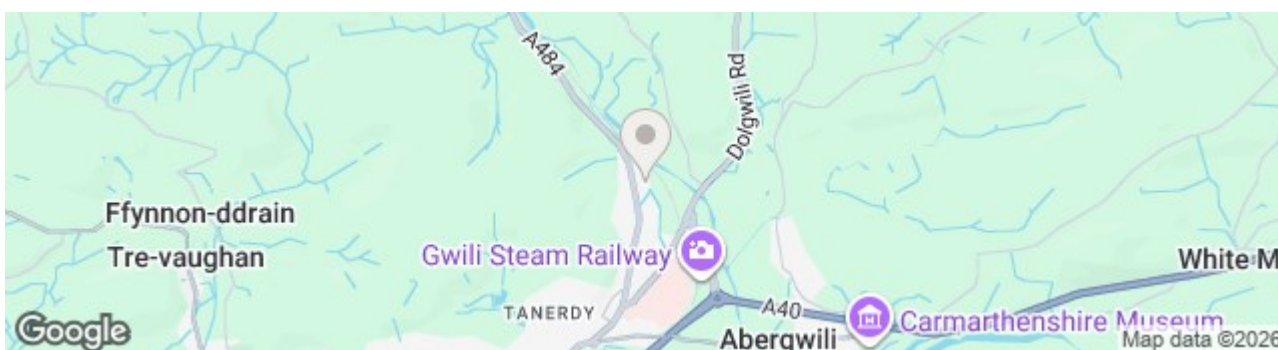
16'1" maximum x 9'5" (4.91m maximum x 2.89m ) uPVC double-glazed windows to the side and fore, together with a thermostatically controlled panel radiator with grills.

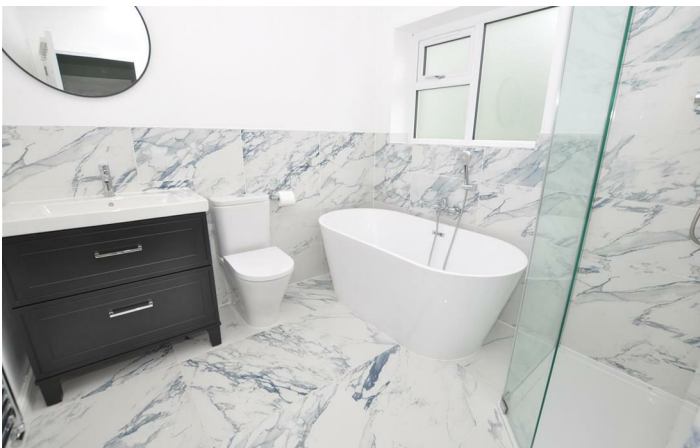
## Externally

To the front, the property provides a gravelled parking area together with an additional concrete driveway leading to the front door. The former garage is currently utilised as a useful store.

Pathways to both sides of the property provide access to the rear garden, whilst mature shrubbery and foliage enhance the front aspect. The property is approached via a leafy private drive set back from the main road, offering an excellent degree of privacy and seclusion.

To the rear is a generous south-facing garden featuring two spacious paved patio areas and a level lawn garden, creating an ideal space for outdoor entertaining and family enjoyment. Viewing is highly recommended.





# Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** E

**Services:** Mains electricity, water and drainage. Gas central heating.  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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