

# Terry Thomas & Co

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ESTATE AGENTS



## 34 St. Annes Avenue

Cwmffrwd, Carmarthen, SA31 2NA

Situated outside the busy town of Carmarthen, Cwmffrwd is a delightful village location, this semi-detached Dorma bungalow on St. Annes Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family. The bungalow features two bathrooms, which adds to the practicality of the home, making it suitable for busy households. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a friendly neighbourhood, this Dorma bungalow is close to local amenities and offers easy access to the beautiful surrounding countryside. Do not miss the chance to make this charming bungalow your new home.

**Offers in the region of £279,995**

# 34 St. Annes Avenue

## Cwmffrwd, Carmarthen, SA31 2NA



Semi-detached Dorma dwelling situated in the popular cul-de-sac of Cwmffrwd with varying styles of semi and detached bungalows and Dorma Bungalows. Tamacadam driveway to the side providing off road parking for 2-3 cars in tandem and leads up to linked single garage. Standing in an elevated position with extensive views over the Towy valley to the rear of the property and at the front of the property there are extensive views over the Black Mountains .

**Entrance Porch**  
1.80m x 1.66m  
uPVC double door entrance. Further double-glazed uPVC door which leads to Hallway.

**Entrance Hall**  
4.44m x 2.07m  
Staircase to first floor and panel radiator with grills. Wooden Parquet flooring. Understairs storage cupboard. Multi-glazed doors leading through to the Lounge and Kitchen.

**Lounge**  
4.85m x 4.45m  
Large uPVC double glazed window to fore, enjoying the extensive views over the Towy valley. Feature fireplace with a composite regal looking fire surround with Living flame inset. Single panel radiator thermostatically controlled. Open way through to Dining Room.

**Dining Room**  
3.81m x 3.56m  
Single panel radiator thermostatically controlled. uPVC double glazed window to the rear. Multi-glazed door through to the Kitchen.

**Kitchen**  
3.8m x 3.52m  
A range of modern base and eye level fitted units with Country cream gloss finish door and drawer fronts. A matt finish granite effect worksurface over the base unit. Composite single drainer sink with chrome mixer tap

fitment. Fully integrated Dishwasher and Washing machine. Belling 7 ring gas cooker range. Double oven and grill with stainless steel chimney stack extractor over. Single panelled radiator thermostatically controlled. Space for American fridge/freezer. uPVC double glazed window to rear. uPVC double glazed door leading out to the rear. Red brick effect tiled wall between the base and eye level units. LED downlighting. Double panelled radiator with grills, thermostatically controlled.

**First floor part galleried landing**  
First floor part galleried landing area with access to loft space. uPVC double glazed window to side. Built-in linenover. Cupboard. Doors leading off to all Bedrooms and Family Bathroom

**Family Bathroom**  
max into passage 2.79m x 2.17m  
Panelled Bath, close coupled economy flush WC. Wash hand basin fitted within vanity unit having high gloss white door front. Single panelled radiator, thermostatically controlled. Built-in cupboard which houses the mains gas combination boiler which serves the central heating system and heats the domestic water. uPVC double glazed window to the rear. Door through to

**Rear Bedroom 1**  
4.50m (into passage) x 3.82m  
uPVC double glazed window to the rear with a rural outlook. Panelled radiator with grills, thermostatically controlled.

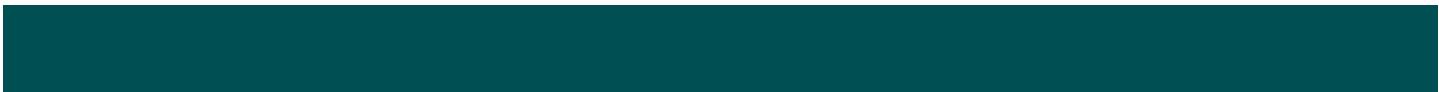
**En-suite**  
Jack and Jill En-suite which has a shower cubicle with Chrome mixer shower fitment, wall mounted wash hand basin with chrome mixer tap fitment. Closed coupled economy flush WC.

**Front Bedroom 2**  
4.51m (into passageway) x 4.45m  
Panelled radiator thermostatically controlled. uPVC double glazed window to fore benefitting from the extensive rural views out towards the Towy valley.

**Front Bedroom 3**  
3.44m x 2.57m  
Single panelled radiator thermostatically controlled. uPVC double glazed window to the fore. Built-in wardrobe and a large built-in store cupboard/wardrobe.

**Garage**  
8.93m x 2.55m  
Remote controlled electric up and over door to the fore. uPVC double glazed door to side. uPVC double glazed window to side. Stainless steel sink and cold tap fitment. Power and lighting connected. An Outside WC. The rear garden has been decoratively paved throughout. With a raised shrubbery border and a further tiered decorative garden area with some shrubbery and foliage.





## Floor Plan

**Type:** Bungalow - Semi Detached

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains Electricity, Drainage, Water and Gas.

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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