



- FIRST TIME ON THE OPEN MARKET.
- 3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- SOUGHT AFTER AREA.
- VIEWS ARE ENJOYED FROM THE FRONT OF THE PROPERTY TOWARDS GLANGWILI AND BEYOND.
- MODERN DETACHED BUNGALOW.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- JUST OFF BUS ROUTE. NO FORWARD CHAIN.
- 1 MILE CARMARTHEN TOWN CENTRE.

**Drefach, No 1 Awel Tywi,
Penymorfa, Llangunnor,
Carmarthen SA31 2NL**

£295,000 OIRO
FREEHOLD

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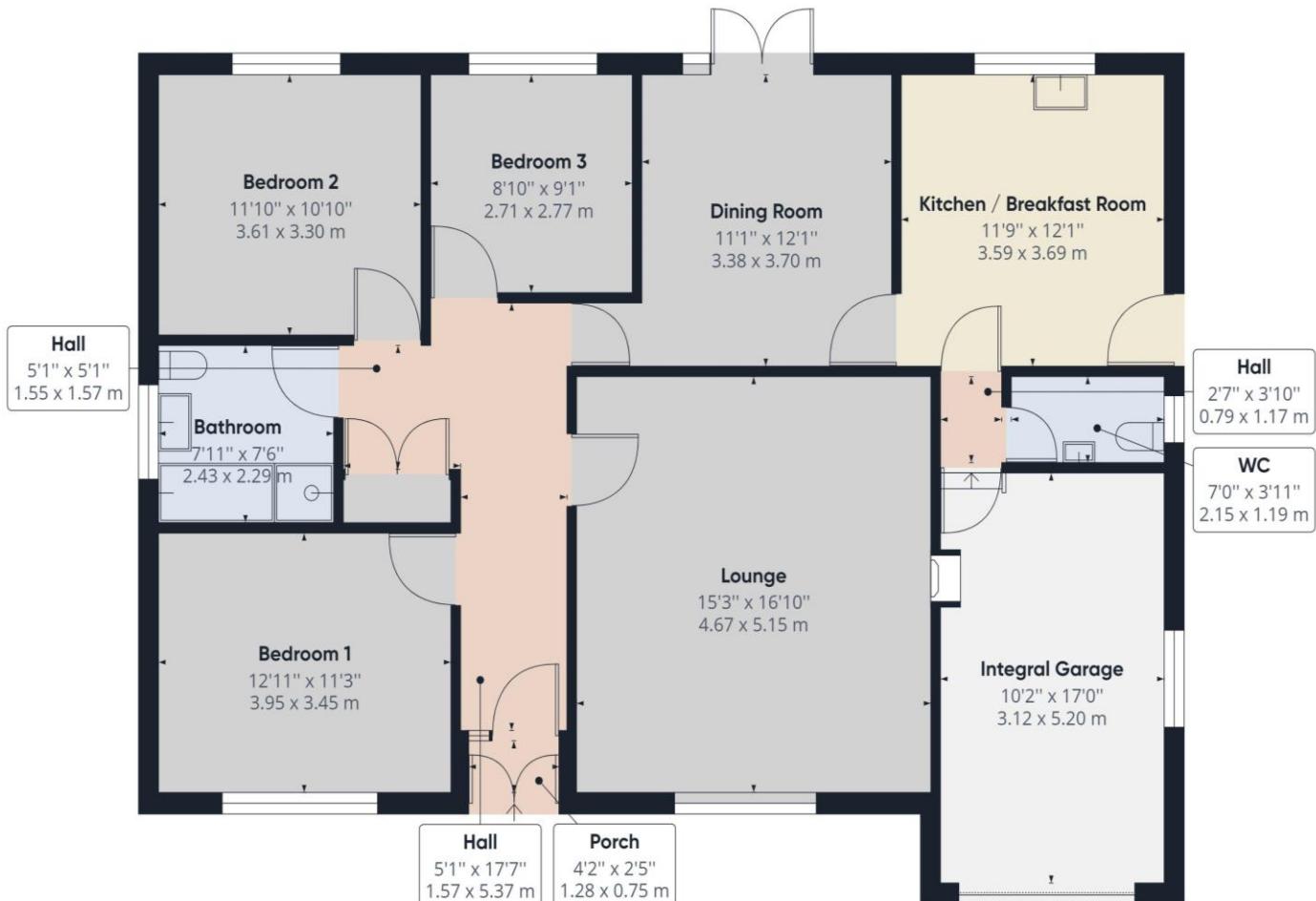


A most conveniently situated well presented traditionally built modern (circa. 1977/78) **3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE** situated at the beginning of an established cul-de-sac of varying types and designs that forms part of a larger overall residential estate being located within **1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen.** The property enjoying ease of access to Dyfed Powys Police Headquarters, the businesses on 'Parc Pensarn' and the A40/A48 trunk roads/Carmarthen southern By-Pass.

VIEWS ARE ENJOYED FROM THE FRONT OF THE PROPERTY OVER THE LOWER TYWI VALLEY CARMARTHEN AND GLANGWILI HOSPITAL TOWARDS PENIEL IN THE DISTANCE.

GAS CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT. 7'10" CEILING HEIGHTS.



ENTRANCE PORCH with terrazzo tiled floor. PVCu double glazed double entrance doors. Opaque glazed 'Portcullis' entrance door and side screen to

RECEPTION HALL 5' 2" (1.57m) in width with telephone point. 1 Power point. Radiator.

FRONT BEDROOM 1 13' x 11' 4" (3.96m x 3.45m) with radiator. PVCu double glazed window with a view. 2 Power points.

LOUNGE 17' x 15' 5" (5.18m x 4.70m) with glazed door to the Hallway. 2 Radiators. 2 Wall light fittings. TV aerial cable. Telephone point. 6 Power points. PVCu double glazed picture window with a view over the lower Tywi Valley towards Glangwili Hospital and beyond. Feature reconstituted stone fireplace incorporating a gas fire - **DISCONNECTED**.



INNER HALL with access to partly boarded loft space via retractable ladder. C/h thermostat control.

BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving. Double doors. Pre-lagged hot water cylinder. C/h timer control. Wall mounted 'Worcester GREENSTAR Ri' gas fired central heating boiler.

BATHROOM 7' 11" x 7' 5" (2.41m x 2.26m) with PVCu opaque double glazed window. Part tiled walls. Radiator. Smooth skinned ceiling. 3 Piece suite in white comprising WC, pedestal wash hand basin and panel bath. Shower enclosure with electric shower over and shower door.

REAR BEDROOM 2 11' 10" x 10' 11" (3.60m x 3.32m) with PVCu double glazed window. Radiator. 4 Power points.

REAR BEDROOM 3 9' 1" x 8' 10" (2.77m x 2.69m) with radiator. PVCu double glazed window. 1 Power point. **This room has been utilised as a Study/Workroom.**

DINING ROOM 12' 2" x 11' 1" (3.71m x 3.38m) extending to 13' 8" (4.16m) with radiator. 3 Power points. PVCu double glazed double french doors with side screens to and overlooking the rear garden.

FITTED KITCHEN/BREAKFAST ROOM 12' 2" x 11' 10" (3.71m x 3.60m) with tile effect vinyl floor covering. Part tiled walls. Radiator. PVCu opaque double glazed door to outside. PVCu double glazed window overlooking the rear garden. 9 Power points plus fused point. Range of fitted light oak effect kitchen units incorporating a sink unit and canopied cooker hood. Telephone point. Plumbing for washing machine.

INNER HALL half tiled with doors to the integral garage and

SEPARATE WC 7' x 3' 11" (2.13m x 1.19m) with 2 piece suite in white comprising WC and wash hand basin with tiled splashback. Extractor fan. Fitted shelving. Radiator. Cloak hooks.

EXTERNALLY

Brick paved entrance drive providing hardstanding for upto two vehicles that leads to the garage. Decoratively stoned walled front garden. Side gated pathway with to the other side a gated pathway and lawn. Sunny rear enclosed lawned garden with herbaceous borders, ornamental shrubs, decoratively stoned area and paved sun terrace with drying area.

INTEGRAL GARAGE 17' 2" x 10' 2" (5.23m x 3.10m) with PVCu opaque double glazed window. Electronically operated up-and-over garage door. Plumbing for washing machine. 2 Power points. Gas meter. **9' Ceiling height.**





DIRECTIONS: - The property is located by turning off 'Penymorfa Lane' into 'Penymorfa' and by travelling **up the hill past** the left hand turning for 'Llys Morfa'. Continue **through the 'S' bend** and turn **first left** into 'Golwg Tywi' and then **first left** again into 'Awel Tywi' and the property is the **first** on your **left hand side.**

ENERGY EFFICIENCY RATING: - D (64).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 1910-5042-4102-0193-0602.

SERVICES: -Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E. 2022/23 = £2,095.94p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property. *Details amended 14.09.22.*

VIEWING

08.07.2022 - REF: 6404

Strictly by appointment with Gerald R Vaughan Estate Agents