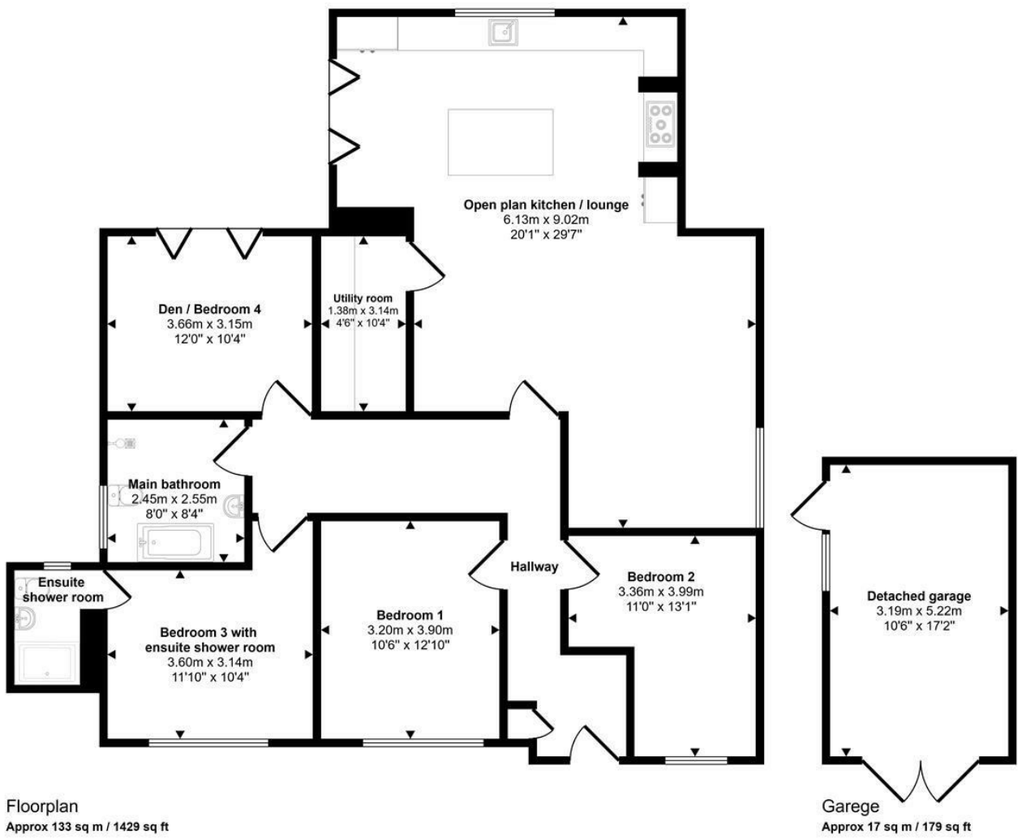
Approx Gross Internal Area
149 sq m / 1608 sq ft



Floorplan
Approx 133 sq m / 1429 sq ft

Garege
Approx 17 sq m / 179 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band E
HEATING: Gas

REF: BPE/ BPE / JAN 26 / OK BPE

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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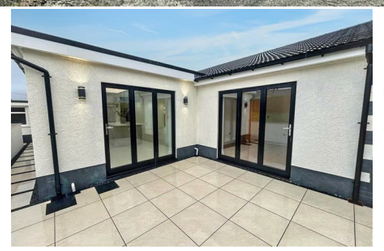
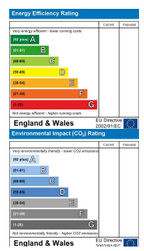


2 St. Annes Avenue, Cwmffrwd, Carmarthen, SA31 2NA

- FULLY RENOVATED BUNGALOW
- OPEN PLAN KITCHEN / LOUNGE
- DOUBLE GLAZING
- DETACHED GARAGE
- GAS UNDERFLOOR HEATING
- THREE / FOUR BEDROOMS
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- BI-FOLD DOORS LEADING ONTO REAR PATIO & GARDEN
- EPC: TBC



£400,000

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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

An extensively renovated detached bungalow with three/four double bedrooms and two bathrooms in Cwmfrwdd, just on the outskirts of Carmarthen town.

The property has been completely redesigned for modern living. The highlight of the property is a an open plan kitchen and reception room that is ideal for entertaining. The stylish Howdens kitchen features composite quartz countertops, a double oven, dishwasher, double fridge/freezer, induction hob and a wine cooler. The new extension enhances the living space, providing additional room for family gatherings or quiet evenings in.

Adjacent to the kitchen, a convenient utility room with additional built-in cabinets and plenty of space for appliances. There are three/four double bedrooms, one with an ensuite shower room. The fourth bedroom leads onto the rear patio via the bifold doors, and has the flexibility to be used as a cosy den/lounge.

The bungalow has been thoughtfully designed with underfloor heating throughout (except for the ensuite shower room which has a towel radiator). The open plan kitchen/reception room has ceramic tiles, whilst the hallway and fourth bedroom/den has oak effect laminate, which convincingly simulates real wood (without the required maintence of wood). The other three bedrooms are fully carpeted.

Externally there is a tiled patio which is accessed via bifold doors from the kitchen and the fourth bedroom. The patio leads onto a raised rear garden with a wooden deck. There is also a detached garage and parking on the driveway for up to six cars. There is additional street parking directly iin front of the property.

With its prime location in Cwmffrwd, it is a short distance from the amenties and transport lnks of Carmarthen.

DIRECTIONS

From our office in Carmarthen follow Lammas St to Morfa Ln/B4312, Drive along A40 and A484 and immediately after passing the MG car dealership (OC Davies) on the left, the property will be on the right hand side. What 3 Words: penny. jokers. carpentry

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.