

#### GENERAL INFORMATION

**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.

**TAX:** Band C

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

EJL/REM/12/22OK

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



**21 Bron Y Glyn Estate, Bronwydd Arms, Carmarthen, Carmarthenshire, SA33 6JB**

- DETACHED BUNGALOW
- GARAGE
- GOOD TRANSPORT LINKS
- CONSERVATORY
- ACCESS TO GWILLI RAILWAY
- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- REAR GARDEN
- EPC RATING: D

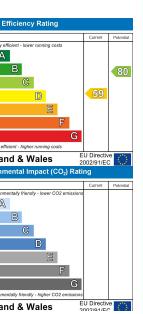
**£260,000**

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***The Agent that goes the Extra Mile***



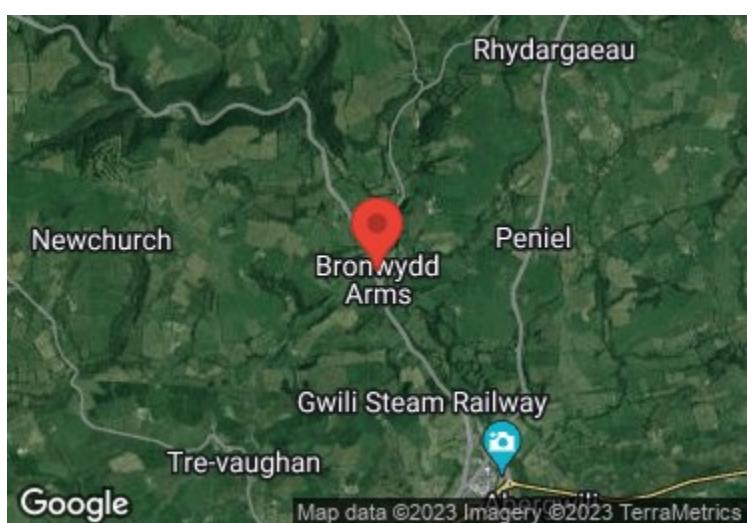


A fantastic opportunity to purchase this two-bedroom detached bungalow located on the edge of the rural village of Bronwydd Arms, allowing for the away from it all feeling yet only around 5 miles away from the market town of Carmarthen and all the facilities it has to offer.

This well-presented property is very versatile, whether you are looking for a family home or a bungalow to retire too, it will tick all the boxes. The property briefly comprises; an entrance hall, open-plan living/dining room, conservatory, kitchen, two double bedrooms and family bathroom. The property also has oil central heating and double glazing.

Externally the property offers; a lawned area and off-road parking to the front leading to the detached garage with storage and outside WC. To the rear, the property benefits from not only a patio area which would make a perfect spot for al fresco dining or to sit with your morning coffee but also a lawned area with a storage shed and pathway leading down which gives access to Gwili Railway.

The hamlet of Bronwydd offers all the tranquillity of a rural village, with all the benefits of the County town. The village is most famous for its Gwili Steam railway, transporting you back to another time. The village is accessed by A and B Roads and is regularly served by buses to Carmarthen which is approximately 5 miles away. The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital.



## DIRECTIONS

From our Office in Carmarthen Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow A484. At the roundabout, take the 1st exit onto Bronwydd Rd/A484. Turn right onto Bron Y Glyn. The property will then be on your left. What3Words Reference: orders.dwell.aced

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.