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51 Hafod Cwnin, Tanerdy, Carmarthen, Carmarthenshire, SA31 2AT

Offers Around £249,500

An immaculate freehold semi detached dormer bungalow RECENTLY UPGRADED TO A VERY HIGH SPECIFICATION and comprising an OPEN PLAN LOUNGE / DINING ROOM / KITCHEN, 2 FIRST FLOOR BEDROOMS, A CONTEMPORARY BATHROOM, a charming enclosed LANDSCAPED REAR GARDEN WITH AN OUTSIDE DINING AREA, a separate WELL EQUIPPED HOME OFFICE / GYM / STUDIO and OFF ROAD PARKING FOR 2 CARS. The property benefits from full mains gas central heating and upvc double glazing, is convenient for Glanwili hospital and the town centre, and needs to be seen to be fully appreciated. NO ONWARD CHAIN - EARLY COMPLETION AVAILABLE IF REQUIRED.

LOCATION & DIRECTIONS

Very conveniently set at OS Grid Ref SN 425 213 on a sought after residential area on the edge of the county town of Carmarthen, being just an easy 5 minute walk from West Wales General Hospital and ¼ of a mile from Carmarthen bypass for the M4 link at Cross Hands and only 1 mile from Carmarthen Town Centre. From the TOWN CENTRE proceed out along Priory Street and pass the Gulf garage on the left. At the roundabout, take the 1st turning off for Lampeter / Cardigan and after approx 50 yards turn left into NASH AVENUE. Proceed 50 yards up to the "T" junction and turn right. Continue for about 100 yards and the property will be seen on the left.

CONSTRUCTION

We understand the property was built in the 1960s of cavity construction under a mainly pitched interlocking tiled roof to provide the following beautifully upgraded accommodation. FRONT ENTRANCE HALLWAY with a top quality Bamboo Oak floor and illuminated Oak staircase to the first floor.

LOUNGE / KITCHEN / DINING ROOM

21'7" max x 9'11" min (6.603 max x 3.032 min)



FIRST FLOOR

pull down ladder to the boarded loft - ideal for storage.

FRONT DOUBLE BEDROOM 1

12'3" x 9'8" (3.753 x 2.956)



REAR BEDROOM 2

11'7" x 7'9" (3.539 x 2.363)



BATHROOM

7'10" x 8'4" (2.408 x 2.558)



HOME OFFICE / ANNEXE

OFFICE

15'9" x 7'3" (4.818 x 2.230)

KITCHEN

6'7" x 6'5" (2.032 x 1.959)



SHOWER ROOM
6'4" x 5'3" (1.951 x 1.624)



EXTERNALLY



SERVICES

BOUNDARY PLAN



COUNCIL TAX
C £1697



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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