



12 Brynhyfryd, Llanddarog, Carmarthen SA32 8PF

Offers in the region of £275,000

Conservatory, Garage, Car Port & Parking
3 Bedroom Detached Bungalow In Popular
Location

Low Maintenance Garden, Double Glazing
& Oil Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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NWT/RO/78376/091020

DESCRIPTION

A well presented property offering low maintenance garden, garage and a car port with parking to the fore. The property offers 3 bedroom accommodation in good decorative order with a large living room and conservatory off the kitchen/diner.

Situated in a cul-de-sac location in the popular rural village of Llanddarog, well known for its picturesque church and thatched roof pub. The village also has a primary school, eateries and village shop. Conveniently located 5 miles approximately is Carmarthen which offers shopping facilities with national and traditional retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection available at Llanddarog which also travels through to Cross Hands, being 5 miles approximately, a growing town with many retailers. The Botanic Gardens of Wales is 2 miles approximately, Pembrey Country Park with its large sandy beach is 10 miles approximately. This location also gives easy access to Swansea and Cardiff.

HALLWAY

Enter via double glazed entrance door, loft access with pull down ladder, door to wardrobe, airing cupboard, radiator.

LIVING ROOM

17' x 13'9 (5.18m x 4.19m)
Double glazed window to front, electric flame effect fire with feature surround, wall lights, 2 radiators.

BEDROOM

13' x 10'4 (3.96m x 3.15m)
Double glazed window to front, radiator.

BATHROOM

9' x 6' (2.74m x 1.83m)
Two opaque double glazed windows to side, panelled bath with mixer tap attachment and shower and side screen over, WC, pedestal wash hand basin, radiator.

BEDROOM

11'6 x 9'10 (3.51m x 3.00m)
Double glazed window to rear, radiator.

BEDROOM

11'7 x 8' (3.53m x 2.44m)
Currently used as an office/study with double glazed window to rear and radiator.

KITCHEN/DINING ROOM

17'10 x 10'9 (5.44m x 3.28m)
Double glazed window to rear, range of matching wall, display and base units with worktops over, sink unit with single drainer, double electric oven and 4 ring hob with extractor fan over, fitted dishwasher, plumbing for washing machine, space for fridge/freezer, oil boiler which runs the domestic hot water and central heating system, plate rack, tiled flooring, radiator, rear door, door to:

CONSERVATORY

18' x 9' (5.49m x 2.74m)
Double doors to rear, tiled flooring, radiator.

EXTERNALLY

To the front is a tarmacadam drive and parking area which leads up to a **GARAGE** with up and over door. To the side of the garage is a **CAR PORT** with a gated front. There is a small lawned area with shrub and flower borders, with side access giving access to the rear. The rear garden is low maintenance which includes a decked patio area, golden pea gravelled area with shrub borders and a **GARDEN SHED**.

SERVICES

We are advised mains water and drainage are connected to the property.

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A48 east signposted Swansea. Travelling for approximately 5 miles, turn right signposted Llandarog and continue over the dual carriageway into the village. By the White Hart Public House turn right signposted Cwmissael, continue on for 75 yards and turn left into Brynhyfryd. Continue on for a short distance and the property will be found in front, on the left hand side shown by a John Francis For Sale board.