



Brynhafan Heol Cwmmawr, Carmarthenshire, SA14 7AF
Offers In Excess Of £420,000

 4  2  3  D

A beautifully decorated, modern detached family home. The property has high spec features and fittings throughout and is offered to the market with all fixtures, fittings and furniture included in the price.

Briefly comprising of entrance hallway, lounge with feature fireplace, study, utility and cloakroom. Large 'L' shaped kitchen/diner/family room. Four bedrooms to first floor and family bathroom. Ensuite shower room to master bedroom.

Gated side entrance to enclosed rear garden. Detached garage and off road parking. Paved patio and lawned garden. Conveniently located to take advantage of local schools and amenities in the area.

GROUND FLOOR

ENTRANCE HALLWAY

Spot lights. Stairs to first floor. Under stairs storage cupboard. Under floor heating eco room smartstat. Solid oak flooring.

STUDY

7'7" x 5'3" (2.33m x 1.61m)

UPVC double glazed window to front. Underfloor heating.

LOUNGE

10'8" x 17'1" (3.26m x 5.23m)

Two UPVC double glazed windows to front. Spotlights. Electric feature fireplace. Under floor heating. eco room smartstat.

KITCHEN/DINING/FAMILY ROOM

26'2" x 23'6" (7.98m x 7.18m)

'L' shape - UPVC double glazed window. Two sky lights. UPVC double glazed french doors and side panels to rear. Spot Lights. Coving. Solid oak flooring. Under floor heating. Cupboard housing combi boiler. Kitchen fitted with a range of grey shaker style wall and base units with matching work-surface over. Built in at eye level electric oven and grill. Concrete composite 1.5 bowl sink and drainer with mixer taps over. Ceramic four ring hob with extractor hood over. Splashback. Space for American style fridge/freezer. Integrated dishwasher. Under floor heating.

UTILITY ROOM

5'4" x 7'8" (1.64m x 2.34m)

Fitted with a range of wall and base units with matching work surface over. Stainless steel sink and drainer with mixer taps over. Plumbed for washing machine. Space for tumble dryer. UPVC double glazed door to rear with frosted glass panel, under floor heating.





CLOAKROOM

5'10" x 3'2" (1.78m x 0.98m)
UPVC double glazed window to side. Fitted with a low level wc., pedestal wash hand basin. Tiled splash back. Tiled floor, under floor heating.

FIRST FLOOR

BEDROOM TWO

8'0" x 12'6" (2.45m x 3.82m)
UPVC double glazed window. Spotlights. Radiator.

FAMILY BATHROOM

6'7" x 8'4" (2.03m x 2.55m)
UPVC double glazed window. Comprising low level wc., bath with shower over, folding shower screen. Wash hand basin set in a vanity unit. Part tiled walls. Designer radiator. tiled floor.

BEDROOM THREE

8'0" x 11'3" (2.46m x 3.44m)
UPVC double glazed window. Spotlights and coving. Radiator.

LANDING

UPVC double glazed window. Spot lights and coving. Radiator.

MASTER BEDROOM

10'9" x 10'8" (3.30m x 3.26m)
Two UPVC double glazed window. Coving and spot lights. Two radiators. Walk in wardrobe.

ENSUITE

UPVC double glazed window. Coving and spotlights. Vanity unit housing wash hand basin., low level wc., shower with waterfall head. Designer radiator.

BEDROOM THREE

10'4" x 10'0" (3.17m x 3.05m)
UPVC double glazed window. Spot lights and coving. Radiator.

EXTERNAL

Gated side entrance leading to enclosed rear garden. Off road parking and leading to a detached garage measuring approx 7 metres by six metres. Paved patio area and lawned garden.





Ground Floor

Floor area 70.0 sq. m. (753 sq. ft.) approx

Total floor area 127.0 sq. m. (1,367 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First Floor

Floor area 57.0 sq. m. (614 sq. ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		66	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			97
(81-91) B			
(69-80) C		76	
(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	

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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