



38 Bryngwenllian, Whitland, SA34 0DA

Offers In The Region Of £199,950

JJ Morris are thrilled to introduce to the market this Ex local authority semi detached family home, presented in excellent decorative order and comprising a modern fitted kitchen/diner and sitting room on the ground floor, with three good-sized bedrooms and family bathroom on the first floor .

Early internal viewing essential to appreciate the many benefits and features of this solid family home.

Situation

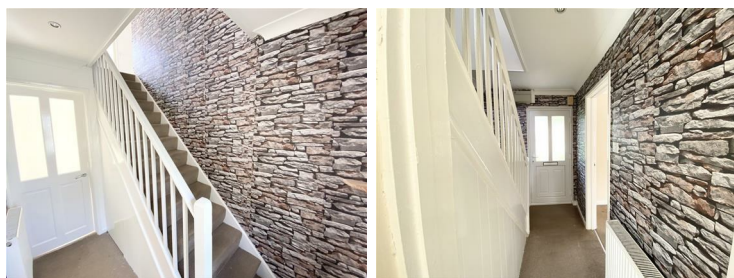
Situated within the market town of Whitland which has the benefit of a good range of local services which include Convenience Stores, Health Centre, Train Station, Primary and Comprehensive Schools.

The town lies just off the A40 and is therefore within easy reach of the larger towns of Carmarthen and Haverfordwest which are the principal administrative centre for the counties of Carmarthenshire and Pembrokeshire respectively and both have the benefit of an excellent range of facilities and amenities.

Description

Bryngwenllian is an estate of ex local authority properties , built in the 1950s of traditional construction, all with off road parking and well maintained and laid out gardens. Number 38 is presented in excellent decorative order and offers good sized accommodation for a family with the advantage of both rear and front gardens. The property is a 3 bedroom semi detached house within walking distance all the high street and all local amenities.

Entrance Hall way 5'8"x 4'10" (1.52m'2.44m"x 1.22m'3.05m")



Entered via uPVC glazed door, with stairs to first floor, doors to all ground floor rooms/ concealed ceiling lights, radiator and carpeted throughout

Sitting Room 17' 9" x 10' 7" (5.18m' 2.74m" x 3.05m' 2.13m")



With double aspect uPVC windows to the fore and rear, 2 x radiators, concealed ceiling lights, and carpeted throughout

Kitchen/diner 17' 6" x 16' 9" (5.18m' 1.83m" x 4.88m' 2.74m")



With uPVC door to the side with access to the outside space, uPVC patio doors to the external decked area over looking the rear garden. With uPVC window to the fore. This good sized open plan space has fitted base and wall units, with worktop over, integrated double oven, induction hob with extractor fan over, single bowl ceramic sink unit, integrated dish washer. Space for washing machine and fridge/ freezer. Tiled flooring throughout with radiator and concealed ceiling lights.

First Floor landing 10' 2" x 8' 1" (3.05m' 0.61m" x 2.44m' 0.30m")



Accessed via the stairwell from the entrance hallway, this good sized space has a uPVC window to the rear, and 2 x storage cupboards, concealed ceiling lights and radiator. This space could be utilised as a office/study area.

Bedroom 1 10'9" x 10' (3.05m'2.74m" x 3.05m')



With uPVC window to the fore , built in wardrobe radiator, concealed ceiling lights and carpeted throughout.

Bedroom 2 12' 6" x 9' (3.66m' 1.83m" x 2.74m')



With uPVC windows to the fore, 2 x fitted wardrobes, carpeted throughout, concealed ceiling lights and radiator.

Bedroom 3 10'4" x 8' 6" (3.05m'1.22m" x 2.44m' 1.83m")



With uPVC window to the rear, carpeted throughout, concealed ceiling lights and radiator.

Family Bathroom 7'4" x 7' 2" (2.13m'1.22m" x 2.13m' 0.61m")



With obscure uPVC window to the side with jacuzzi king sized bath with power shower tower with body jets over, wash hand basin over vanity unit, WC, radiator style heated towel rail, part tiled walls and fully tiled flooring throughout.

Externally



The property has the advantage of both fore and rear gardens with additional off road parking, the rear garden which is gated, has a paved footpath to the green house and garden shed along with a good sized area laid to lawn. There is external decking by way of a patio from the dining

area. The front garden has an access path via a front gate and an good sized area laid to lawn. there is off road parking to the side for several vehicles.

Directions

From the Narberth office take the A40 towards Whitland , take the first right hand exit past the live stock mart continue on this road passing the primary school on your left hand side, continue on this road until you see the right hand entrance for Bryngwenllian, the property is situated immediately in front of you identified by our for sale board.

Services

Mains water, Gas and drainage all connected. Internet and telephone previously connected.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, Carmarthenshire SA31 1JP Tel: 01267 234567 Council Tax Band B

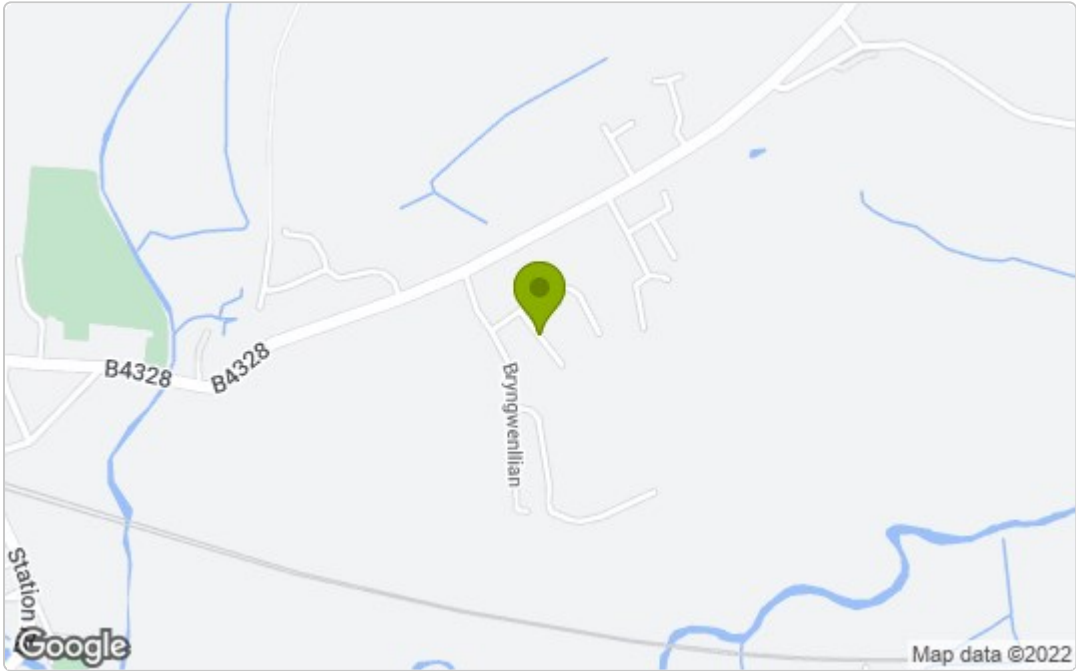
Tenure

Tenure: Freehold with vacant possession upon completion.

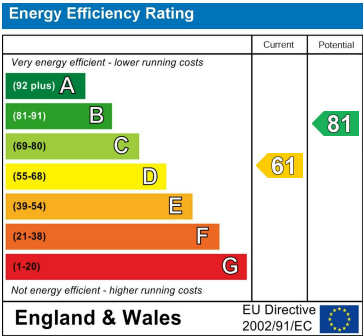
Floor Plan



Area Map



Energy Efficiency Graph



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