



Terry Thomas & Co

ESTATE AGENTS



Brynnana Flats Tenby Road

St. Clears, Carmarthen, SA33 4JN

Offers in the region of £235,000



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Ground floor flat

uPVC double glazed entrance door leading to hallway with Beech effect flooring, door leading through to an inner hallway again with beech effect flooring. Downlighting throughout both hallways. The front hallway leads through to bedroom 1.

Bedroom 1

11'3" x 11'10" (3.45m x 3.62m)

Panel radiator with grilles thermostatically controlled. Newley installed uPVC Victorian sash sliding double glazed windows to fore. TV point

Lounge

17'11" x 12'9" (5.47m x 3.91m)

Large triple uPVC Victorian sash sliding double glazed windows to fore. (2x) Panel radiator with grilles thermostatically controlled. uPVC double glazed window to side. Downlighting. Beech effect flooring. Multi bevelled glazed door through to the kitchen dining room.

Kitchen/dining room

slightly l shaped max 17'7" x 16'2" narrows to 10'

(slightly l shaped max 5.38m x 4.94m narrows to 3.0)

Panel radiator with grilles thermostatically controlled. Ceramic tiled floor. Modern fitted base and eye level units with light Oak finish door and drawer fronts. Gloss finish granite effect worktop over the base unit incorporating a single drainer stainless steel sink. Plumbing for washing machine. Fully integrated dishwasher. "Indesit" 4 ring halogen hob with a pull out extractor over. A "Neff" fan assisted double oven. Downlighting and pendant lights. uPVC double glazed window to rear. uPVC double glazed side entrance door. Panel radiator with grilles thermostatically

controlled. Telephone point. "Worcester" mains gas fired combination boiler which serves the central heating system and heats the domestic water.

Bedroom 2 3.06m x 3.41m

10'0" x 11'2" (3.06m x 3.41m)

Panel radiator with grilles thermostatically controlled. uPVC double glazed window to side. Beech effect flooring.

Bedroom 3

max 16'5" x narrowing to 11'2" x 11'8" (max 5.02m x narrowing to 3.42m x 3.57m)

Panel radiator with grilles thermostatically controlled. uPVC double glazed window to side. Beech effect flooring.

Bathroom/shower room/WC

6'9" x 9'5" (2.06m x 2.88m)

A fore piece suite in white comprising of a panel bath with tile splash back, pedestal wash hand basin with a tiled splashback. Close coupled economy flush WC and a low thresh hold walk in shower enclosure with a chrome mixer shower fitment. Ceramic tiled floor. Panel radiator with grilles thermostatically controlled. Downlighting. Marbellex panelled walls to the shower enclosure.

First Floor

Ground floor uPVC double glazed entrance door with staircase leading to first floor.

Hallway

Access to loft space via a pull down ladder. Doors leading off to open plan lounge/dining room, both bedrooms, shower room and kitchen. Built in airing

cupboard which houses the "Worcester" mains gas fired combination boiler which serves the central heating system and heats the domestic water to the first floor flat.

Lounge

24'8" x 12'7" (7.52m x 3.86m)

Double glazed Velux windows to two sides. Two uPVC double glazed windows to fore. Victorian sash sliders to front. 2 Panel radiators with grilles both thermostatically controlled. Mains Gas fired "Living Flame" fire on slate hearth.

Bedroom 1

10'7" x 12'5" (3.25m x 3.80m)

Double glazed Velux window to side, double panel radiator thermostatically controlled. Access to eave storage space.

Kitchen

10'0" x 8'4" (3.06m x 2.56m)

A range of fitted base and eye level units with light grey coloured door and drawer fronts and a wood effect work surface over the base unit incorporating a 1 ½ bowl stainless steel sink. 4 Ring mains gas hob with a stainless steel filter extractor over and a fan

assisted oven/grill under. Space for fridge and washing machine., Further space for fridge freezer. Double glazed Velux window to side. Part tiled walls.

Rear bedroom 2

8'11" x 12'5" (2.73m x 3.79m)

Double glazed Velux window to side. Panel radiator with grilles thermostatically controlled.

Shower room

8'1" x 5'2" (2.47m x 1.6m)

Shower enclosure with "AKW" shower fitment. Part marbelex panelled walls. Pedestal wash hand basin. Close couples economy flush WC. Double glazed Velux window to side and panelled radiator.

Externally

Off road parking to side on a brick paver pathway providing off road parking for two cars. Further rear courtyard with a masonry built store shed/workshop

Services

Mains water, electricity and drainage. Gas connected.



Road Map



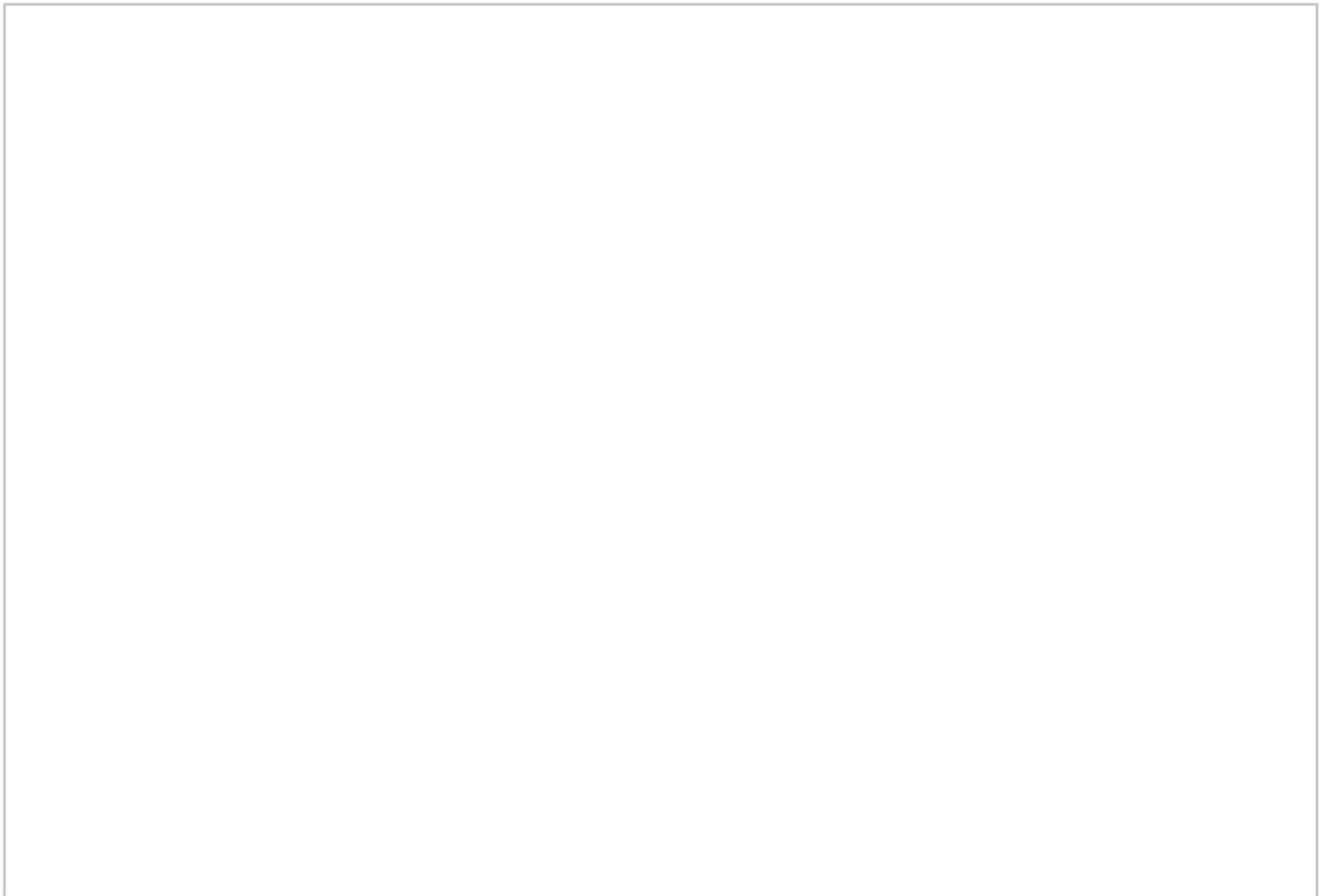
Hybrid Map



Terrain Map



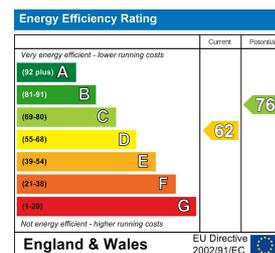
Floor Plan



Viewing

Please contact our TERRY THOMAS & Co Office on 01267 235330 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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