

# Terry Thomas & Co

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ESTATE AGENTS



## 15a Bron Y Glyn Estate Bronwydd Arms, Carmarthen, SA33 6JB

Just outside Carmarthen in the village of Bronwydd Arms, this delightful house in the Bron Y Glyn Estate offers a perfect blend of comfort and convenience. With its tastefully decorated spacious bedrooms, it is an ideal choice for families or those seeking additional space for guests or a home office. This property boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The split-level accommodation maximises both space and light, creating a warm and inviting atmosphere throughout. The well-designed layout features a welcoming reception room, perfect for entertaining or unwinding after a long day and one of the standout features of this home is the Juliette Balcony showing off the picturesque scenery, offering beautiful views over the Gwili Railway and the surrounding countryside. The surrounding neighbourhood is known for its friendly community and this makes it an excellent choice for those looking to enjoy a peaceful lifestyle while still being close to local amenities. The property has ample parking available for up to three to four vehicles, a rare find that adds to the convenience of living in this lovely area. Whether you are a growing family or simply in need of more room, this property presents a wonderful opportunity to create lasting memories in a beautiful setting. Do not miss the chance to make this house your new home in the heart of Carmarthen.

**Offers in the region of £349,500**

# 15a Bron Y Glyn Estate

## Bronwydd Arms, Carmarthen, SA33 6JB



### Entrance

Very well appointed 4 bedroomed detached dwelling having a contemporary floor layout. Property is approached off a establish cul-de-sac with a tarmacadam drive way to fore providing ample off road parking and space for campervan/caravan. Exposed pointed brick single pillared open storm porch with a uPVC double glazed entrance door with matching uPVC panelled window to the side leading to

### Entrance hall

Having a half galleried landing. Solid oak flooring. Part Kardean flooring. Panelled radiator with grills, thermostatically controlled. Access to loft space with pull down folding ladder. Recessed coat area with uPVC double glazed window to the side. Telephone point. Doors leading off to Dining Room, Kitchen/Breakfast Room and Engineered Oak Fire door leading through to the

### Integral Garage

3.24m x 6.70m  
uPVC double glazed window to rear. Up and over door to fore and access to loft space. Mistral oil fired boiler which serves the central heating system and serves the domestic hot water.

### Large Cloakroom/WC

2.55m x 1.86m  
uPVC double glazed window to side, pedestal wash hand basin with mosaic tiled splashback and low-level WC. Solid Oak flooring. Victorian style roll top radiator with chrome towel rail over.

### Walk-in Storage cupboard.

**Lounge**  
5.58m x 4.46m  
Two panelled radiators with grills, thermostatically controlled. TV and Sky connection points. uPVC Double glazed patio doors, Juliette Balcony with Galvanised railings enjoying extensive views over the surrounding rolling countryside.

**Dining Room**  
3.57m x 3.24m  
uPVC double glazed window to the fore. Panelled radiator with grills, thermostatically controlled. Solid Oak Flooring. Solid Oak skirtings throughout.

### Kitchen

6.58m x 2.37m  
Range of quality fitted base and eye level units with Oak drawer and door fronts and solid Granite worksurface over the base unit having an undermounted 1 ½ bowl stainless-steel sink. 4 ring Neff ceramic hob. Neff Stainless steel concave glass chimney style extractor over. Double fan assisted oven/grill. Fully integrated Fridge and Dishwasher. Tiled walls between the base and eye level units with pelmet spotlighting. Kardean flooring. Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to the side and uPVC double glazed window to the rear enjoying views over the countryside.

### Lower ground floor

Entrance Hallway with uPVC double glazed door to the side. Large deep set Airing cupboard with fitted shelves.

### Family Bathroom/Shower Room/WC 2.39m x 3.26m

Double shower enclosure with a chrome shower fitment. Panelled Bath with chrome mixer shower and tap over. Low level WC. Pedestal wash hand basin with Mosaic tiled splashback. Tiled walls with glass mosaic tiled border. uPVC double glazed window to rear. Kardean tiled floor. Extractor fan. Chrome ladder towel radiator.

### Rear Bedroom 1

3.78m x 2.37m  
Built-in Wardrobe units comprising two double Wardrobes and one single Wardrobe all having storage cupboards over. Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to side.

### Front Bedroom 2 L Shaped

3.57m max x 4.21m  
uPVC double glazed window to side. Panelled radiator with grills, thermostatically controlled.

### Utility Room

2.55m x 3.18m  
Range of fitted base and eye level units with light Oak drawer and door fronts and a matt finish granite effect worksurface over the base unit, incorporating the Stainless-steel sink. Plumbing for washing machine and space for tumble dryer, space for Freezer. Panelled radiator with grills, thermostatically controlled.

### Rear Bedroom 3

4.44m x 3.05m  
Built-in Wardrobe comprising two double wardrobes with storage cupboards over both. uPVC double glazed window to the rear. Panelled radiator with grills, thermostatically controlled.

### Master Bedroom 4

5.91m x 3.26m  
uPVC double glazed window to rear. Panelled radiator with grills, thermostatically controlled. Built-in two double wardrobe units having louvre doors.

### Ensuite/Shower room

Corner shower enclosure with chrome mixer shower fitment, pedestal wash hand basin. Wall mounted ladder towel radiator

### Externally

Level lawned garden to fore. Pathways leading to all sides of the property. The right-hand side lower ground level is a paved patio area. To the left-hand side of the property paved pathways, steps leading down to timber decked area with timber balustrade. Rear garden being mainly paved with a further lower tiered area with a large variety of shrubbery and foliage throughout with extensive views over the surrounding countryside.





## Floor Plan



**Type:** House

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains Electricity, Drainage, Water and Oil.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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