

# Terry Thomas & Co

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ESTATE AGENTS



## 14 Bron Y Glyn Estate

Bronwydd Arms, Carmarthen, SA33 6JB

An attractive split-level house in the village of Bronwydd offers a contemporary living experience with a thoughtfully designed floor layout. Boasting five spacious bedrooms and two well-appointed bathrooms. Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The tarmacadam driveway provides convenient off-road parking for two vehicles, leading to an adjoining garage. Additionally, a gravelled area to the side offers further parking options, ensuring ample space for guests or family vehicles. The location of this property is truly delightful. Bronwydd is a vibrant community, complete with a local pub, village hall, cricket club, and a railway station, making it an ideal spot for those who appreciate a close-knit village atmosphere. Just three miles north of Carmarthen Town, residents can easily access a wide range of amenities, including primary and secondary schools, shops, and recreational facilities. This home not only provides a comfortable living space but also the opportunity to enjoy the scenic beauty of the River Gwili valley. With its modern design and convenient location, this property is a wonderful choice for anyone looking to settle in a peaceful yet accessible area of Carmarthenshire.

**Offers in the region of £335,000**

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### Hallway

Engineered oak flooring, staircase to first floor. Double panelled radiator thermostatically controlled. Door leading to mezzanine level and door to ground floor bathroom.

### Ground floor family bathroom/shower room/W/C

10'7" x 7'6" (3.23m x 2.29m )

Underfloor heating. Corner shower enclosure with a chrome mixer shower fitment, closed coupled economy flush w/c, panelled bath and a wash hand basin fitted within a vanity unit having matching vanity eye level cupboards, uPVC double glazed window to side. Ceramic tile floor to ceiling tiles with pattern boarder and a wall mounted chrome towel radiator, LED downlighting. Underfloor heating.

### Mezzanine level dressing room

4'8" x 7'2" (1.43m x 2.2m)

uPVC double glazed window to fore, Panel radiator thermostatically controlled

### Mezzanine level Bedroom 1

13'9" x 10'0" (4.2m x 3.07m )

Panel radiator with grills thermostatically controlled, uPVC double glazed window to the rear with rural aspect.

### Mezzanine w/c

Close coupled economy flush W/C and a corner wash hand basin with tiled splash back. Single panelled radiator thermostatically controlled. uPVC double glazed window to fore.

### First Floor Lounge

14'11" x 17'4" (4.55m x 5.29m )

Electric fire with pine Victorian style surround, Double panelled radiator thermostatically controlled. Tv and telephone point subject to BT

regulations. uPVC double glazing window to rear, Bedroom 5

with views over the rear garden and extensive views over the surrounding countryside.

### Kitchen/Dining room

22'1" x 7'8" (6.75m x 2.34m )

Having a range of fitted base and eye level units, white door and drawer front finish and a light Oak effect worktop surface over the base unit incorporating a 1 1/2 bowl sink. "Belling" free standing cooker with fan assisted oven and grill with a chimney style extractor over. Grey coloured tiled walls between the base and eye level units. Fully integrated fridge and dishwasher. uPVC double glazed window to side over looking the side garden and rural views beyond. Further uPVC double glazed window to side, double panelled radiator thermostatically controlled.

### Bedroom 2

10'7" x 11'7" (3.25m x 3.55m )

uPVC window to fore, single panelled radiator and access to loft space.

### Lower Ground Floor

Under stairs storage cupboard, single panelled radiator and doors leading off to bedrooms 3,4 and 5 and utility room.

### Bedroom 3

15'0" x 9'8" (4.58m x 2.95m )

uPVC double glazed window to rear overlooking the rear garden and rural aspect beyond. Single panelled radiator thermostatically controlled.

### Bedroom 4

11'3" x 7'3" (3.43m x 2.22m )

uPVC double glazed window to rear overlooking the rear garden and rural aspect beyond. Single panelled radiator.

14'11" x 7'8" (4.56m x 2.34m )

Single panelled radiator thermostatically controlled and uPVC double glazed window to side.

### Utility Room

6'9" x 7'7" (2.07m x 2.32m )

Fitted base and eye level units with wood effect work surface over the base unit. "Worchester heat slave 2025" oil fired combination boiler which serves the central heating system and heats the domestic water and a uPVC double glazed door leading out to the side garden and rear garden in turn adjoining single garage.

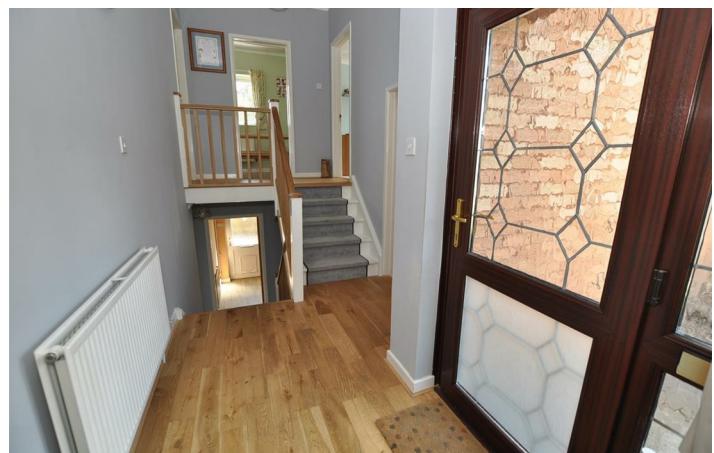
### Externally

Single masonry garage with up and over door to fore and an up and over door to rear. Front, side and rear garden standing on a fan shape plot.

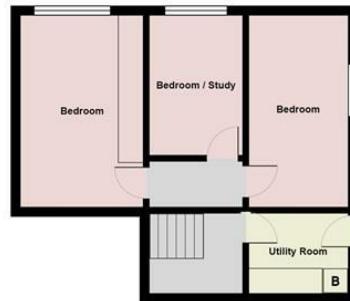
Enclosed timber fenced area with concrete path to side making the area dog and child friendly with additional garden area beyond. The rear garden has a centrally positioned lawn area with established hedge row to the boundary.

Concreted pathway intersecting the garden which then in turn leads to a timber summer house which has an integrated store shed as well and there are matured shrubbery and foliage.





## 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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