

Terry Thomas & Co

ESTATE AGENTS



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Bronwydd Road, Carmarthen, SA31 2AL

A bright and modernised house situated in Carmarthen, affording ease-of-access to the town and local amenities. This semi-detached house offers parking to fore for approximately 3 vehicles, 4 bedrooms, and a private south-facing garden. Several of the rooms offer focal point fireplaces that merit the property with a cosy and atmospheric charm. There is plenty of opportunity to make 41 Bronwydd Road your own as the property is not furnished and is deceptively spacious.

£295,000

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Hallway

15'11" x 6'10" (4.86m x 2.09m)
Open recess under stairs area with telephone point

Lounge

13'5" x 15'11" (4.11m x 4.86m)
Feature fire place with mahogany finish and marble hearth & backplate. Large window to the fore allows for natural light to flood the room.

Sitting room

18'6" x 8'11" (5.66m x 2.73m)
A bay window to the fore and upvc double glazed double doors to side allow for natural light to enter the room and create a larger space.

Dining room

13'5" x 14'5" (4.09m x 4.41m)
A slate-effect fireplace adds a focal point to the room, alongside a window overlooking the rear garden of the property.

Kitchen

16'3" x 10'2" (4.96m x 3.11m)
A range of base and eye level units with matte-finish granite effect worksurface over the base unit. Incorporated 1 1/2 stainless-steel sink, 'Beaumatic' cooker range with 5-ring mains gas hob, oven and grill. Stainless-steel back plate & chimney style extractor, with space and plumbing for a washing machine.

Rear bedroom 1

14'5" x 12'2" (4.41m x 3.73m)
A light and airy room with two built-in wardrobes and a large window to the rear of the property

Rear bedroom 2

12'6" x 8'0" (3.82m x 2.44m)
Built-in airing cupboard with water cylinder and fitted shelves with window to the rear of the property.

Shower room/Bathroom

A modern four piece suite in white comprising; Panel bath, corner shower enclosure.

Separate WC

Economy flush WC and pedestal wash hand basin.

Front bedroom 3

15'11" x 13'5" (4.87m x 4.09m)
Exposed pine floorboards, window to fore

Front bedroom 4

16'4" x 10'2" (max) (4.98m x 3.11m (max))
Window to fore

Externally

South facing rear garden with concreted patio area to rear, leading to paved patio area which then leads to level-lawn garden







Floor Plan

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