



Flat 1, Brynnana Flats Tenby Road

St. Clears, SA33 4JN

Located in the charming area of St. Clears, Carmarthen, this ground floor purpose-built flat on Tenby Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this property is the allocated parking space for one vehicle, providing ease and security for your transport needs.

St. Clears is known for its friendly community and picturesque surroundings, making it a wonderful place to call home. With local amenities and transport links nearby, this flat is not only a comfortable living space but also a practical choice for modern living.

Whether you are looking to invest or find your next home, this flat on Tenby Road presents an excellent opportunity. Do not miss the chance to view this lovely property and experience all that it has to offer.

Offers in the region of £125,000

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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' max 16'5" x narrowing to 11'2" x 11'8" (max 3.0)

Panel radiator with grilles thermostatically controlled. Ceramic tiled floor. Modern fitted baseBeech effect flooring. 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. "Worchester" 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

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.

Services

Mains water, electricity and drainage. Gas connected.





Floor Plan

Type: Flat - Purpose Built

Tenure: Leasehold

Council Tax Band: B

Services: Mains water, electricity and drainage. Gas connected.

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			76
(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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC	