

The Oaks Llangunnor Road, Carmarthen SA31 2PB

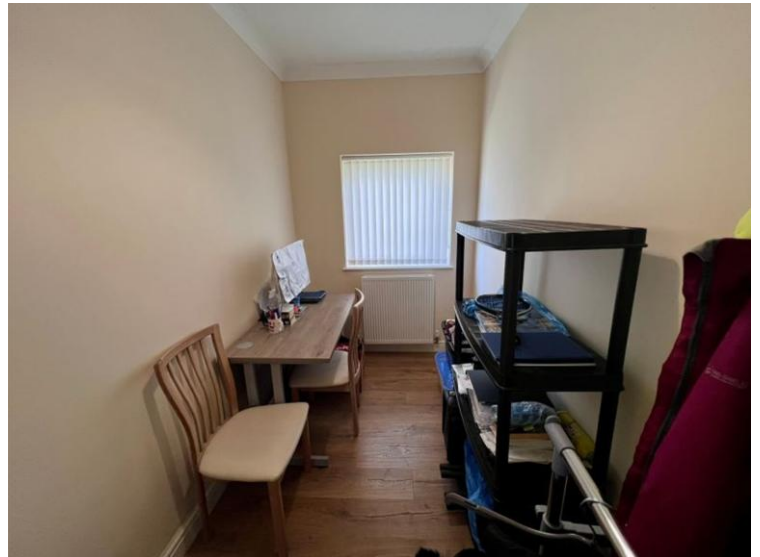
Offers In Region of £325,000 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are delighted to offer on the market The Oaks, a beautifully presented four-bedroom dormer bungalow occupying an elevated and highly sought-after position along Llangunnor Road, Carmarthen, SA31 2PB, enjoying far-reaching countryside views to the rear and attractive outlooks towards Carmarthen town to the fore, whilst being conveniently located within easy reach of the town centre, local amenities, well-regarded schools, Glangwili Hospital, Dyfed-Powys Police Headquarters and excellent transport links including the A40/A48; originally constructed circa 1965, the property has been modernised and maintained to an excellent standard throughout, offering light and airy turnkey accommodation comprising an inviting entrance hallway, living room with patio doors onto the front garden, a spacious kitchen/diner with integrated gas hob and electric oven and patio doors leading to the rear garden, three ground floor bedrooms and a modern bathroom with shower, with the first floor providing a fourth bedroom within the dormer and an en suite shower room; externally the property benefits from a large driveway providing ample off-road parking, a garage with power and lighting measuring approximately 5.03m x 2.82m (16'6" x 9'3"), and beautifully landscaped front and rear gardens with patio areas enjoying a sunny southerly aspect, ideal for outdoor dining and entertaining; the property is double glazed throughout and benefits from mains gas central heating via a combi boiler, EPC rating C (69) and Council Tax Band E; offered chain free and freehold, additional furnishings and appliances may be available by separate negotiation; this is a superb turnkey home in a prime residential setting and early viewing is highly recommended, with virtual tour available; Offers in the region of £325,000.



## Rooms & Descriptions

**Location:** Llangunnor is a highly regarded and sought-after residential area on the outskirts of Carmarthen, offering an ideal balance of peaceful semi-rural living with excellent convenience; the property is positioned within easy reach of Carmarthen town centre, which provides a comprehensive range of amenities including national retailers, independent shops, cafés, restaurants, leisure facilities and a mainline railway station, together with Glangwili Hospital and the nearby Dyfed-Powys Police Headquarters; the area is well served by respected primary and secondary schools and benefits from excellent road links via the A40 and A48, providing straightforward access across Carmarthenshire and beyond, making it a popular choice for families and professionals alike.

**Entrance Hall :** Frosted double glazed entrance door to fore opening into a welcoming hallway with wood effect flooring, radiator, built-in understairs storage cupboard and staircase rising to the first floor, with doors leading to the principal ground floor accommodation.

**Living Room:** 4.17m x 3.40m (13'8" x 11'2") – A bright and well-proportioned reception room with sliding patio doors opening onto the front garden, enjoying elevated views towards Carmarthen town, wood effect flooring, radiator.

**Kitchen / Diner:** – 4.52m x 4.02m (14'10" x 13'2") – A spacious kitchen/dining area fitted with a range of base and wall units with work surfaces over, incorporating an integrated gas hob, electric oven and extractor hood, sink unit with mixer tap and space for appliances, with integrated dishwasher available by separate negotiation, ample room for dining, patio doors opening onto the rear garden creating an excellent indoor/outdoor flow, tiled flooring, radiator, mains-powered smoke detector.

**Bedroom 1 (Front):** 3.63m x 3.33m (11'11" x 10'11") – Double bedroom positioned to the front of the property, enjoying an elevated outlook, wood effect flooring, radiator.

**Bedroom 2 (Rear):** 3.31m x 3.13m (10'10" x 10'3") – Double bedroom with window to rear overlooking the garden, wood effect flooring, radiator.

**Bedroom 3 / Study:** 3.65m x 1.74m (11'12" x 5'9") – A versatile room suitable as a bedroom, study or home office, window to side, wood effect flooring, radiator.

**Bathroom:** 3.18m x 1.82m (10'5" x 6'0") – Modern suite comprising bath, walk-in shower, wash hand basin with electric mirror and WC, part tiled walls, heated towel rail, frosted window.

**First Floor Landing** With access to::

**Bedroom 4:** 4.17m x 3.40m (13'8" x 11'2") – A generous dormer bedroom enjoying countryside views to the rear, with built-in storage and access to eaves, radiator.

**En Suite:** 2.51m x 1.50m (8'3" x 4'11") – Modern suite comprising shower cubicle, wash hand basin and WC, extractor fan, heated towel rail.

**Externally:** The property is approached via a private driveway providing ample off-road parking, leading to a garage with electric door, with well maintained, low maintenance front and rear gardens enjoying a sunny southerly aspect; the rear offers a pleasant patio seating area backing onto open countryside, with attractive far-reaching views, creating an ideal space for outdoor dining and relaxation.

### Further Details:

Council Tax Band: E

Construction: Cavity wall

EPC Rating: C / 69

Viewings / Enquiries

Please contact Swift Property Services on 01267 231394 or via email at [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) to arrange a viewing or for any further enquiries.

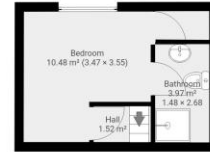
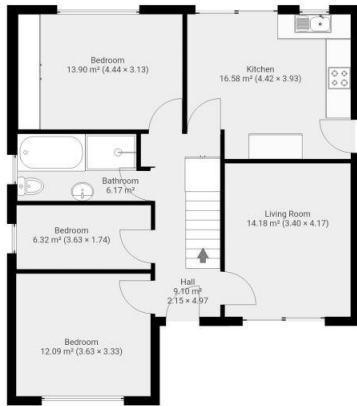
Further property information is available here: <https://portal.sprift.com/property-report/the-oaks-llangunnor-road-carmarthen-sa31-2pb/5176150>

### Please Note:

These property details do not constitute an offer or contract. Floor plans, virtual tours and measurements are provided for guidance only and are approximate; prospective purchasers should satisfy themselves as to all aspects of size, layout, condition, access and any planning matters. No services or appliances have been tested by Swift Relocations, and it is the responsibility of the purchaser to ensure their satisfactory condition. Photographs may have been taken using a wide-angle lens and may depict items not included in the sale.

Swift Property Services is the trading name of Swift Relocations Ltd (Company Registration Number: 728398).

# Floor Plan



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# Property Features

- Detached
- 2 Bath
- Off road parking
- High Standard Throughout
- Garden
- Garage
- 4 Bedroom
- Close to local amenities
- Gas CH

# EPC Certificate

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	<div style="text-align: center;"> <span style="font-size: 2em;">100</span> </div>
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	<div style="text-align: center;"> <span style="font-size: 2em;">69</span> </div>
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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