

5 Penbryn Avenue, Carmarthen SA31 3DH

Offers In Region of £289,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer on the market this attractive bay-fronted, extended three-bedroom semi-detached 1930s home, situated in the sought-after and convenient location of Penbryn Avenue, Carmarthen, SA31 3DH, within easy reach of Carmarthen town centre, Glangwili Hospital, well-regarded primary and secondary schools, a range of local amenities, and excellent transport links including bus and rail connections; the property offers an ideal blend of character features and modern family living, briefly comprising an inviting entrance hall, two reception rooms, a spacious kitchen/diner extension with bi-fold doors opening onto the rear garden, utility room and a ground floor shower room with WC, with the first floor offering three bedrooms (two doubles and one single) and a versatile attic room to the second floor; externally, the property benefits from a generous south-facing rear garden enjoying excellent sunlight throughout the day, with decking, patio and lawn areas ideal for both relaxing and entertaining, alongside a driveway providing off-road parking and a large garage with power, lighting and ample storage; further benefits include double glazing throughout, mains gas central heating via a Worcester combi boiler, and a feature wood burner, with the property falling within Council Tax Band D and holding an EPC rating of D (68); Freehold, with an asking price of Offers in the Region of £289,950; viewings are highly recommended, with a virtual tour available, and appointments can be arranged through Swift Property Services on 01267 231394 or info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: The property is located on Penbryn Avenue, a well-established and highly regarded residential area on the outskirts of Carmarthen town centre, offering a convenient yet peaceful setting; the location provides easy access to a wide range of amenities including shops, supermarkets, cafes, leisure facilities and both primary and secondary schools, along with Glangwili Hospital being just a short distance away; excellent transport links are also close at hand, with good road connections via the A40/A48, regular bus services and a mainline railway station in Carmarthen, making the area ideal for commuters and families alike, while still enjoying nearby countryside and riverside walks.

Ground Floor:

Entrance Hall: uPVC double glazed entrance door opening into a welcoming hallway, with stairs rising to the first floor landing; doors leading to living rooms one and two and the ground floor shower room with WC; carpeted flooring, useful understairs storage cupboard, smoke detector, and radiator with decorative cover.

Living Room (Front) : 4.10m (13'6") x 3.65m (12'0") Bright and well-presented reception room featuring a bay window to the fore allowing for plenty of natural light; wood flooring, feature fireplace with surround and hearth, alcoves, coving, radiator with decorative cover, and an original 1930s internal door adding character.

Living Room (Rear) : 3.74m (12'4") x 3.89m (12'10") Accessed via an original 1930s internal door from the entrance hall, with an opening through to the kitchen/diner; featuring wood flooring, a wood burner, alcoves with fitted storage, and a radiator.

Kitchen / Diner: 5.95m (19'7") x 4.36m (14'4") A superb extended kitchen/diner (circa 2019/2020), forming the heart of the home and an ideal space for modern family living and entertaining; featuring bi-fold doors opening onto the rear garden and an opening through to the rear living room; tiled flooring, a range of base and wall units (one housing the Worcester combi boiler), Extractor hood, Belfast sink, electric range cooker with tiled splashback, spot lighting, smoke detector and consumer unit; door leading to the utility room.

Utility Room: 2.83m (9'4") x 1.68m (5'7") Accessed from the kitchen, with a window to the side elevation; fitted worktop with plumbing for a washing machine, space for a fridge freezer and tumble dryer, and tiled flooring.

Shower Room: 2.15m (7'1") x 1.93m (6'4") A ground floor wet room accessed from the entrance hall, with a window to the side elevation; comprising a shower area, WC, and wash hand basin with mixer tap, panelled walls, heated towel radiator, and extractor fan

First Floor:

Landing: Stairs descending to the ground floor entrance hall and further staircase rising to the attic room; doors

leading to bedrooms one, two and three, and the family bathroom; carpeted flooring, double glazed window to the side elevation, and smoke detector.

Bedroom 1 (Front) : 3.71m (12'3") x 3.62m (11'11") A spacious double bedroom with two double glazed windows to the fore providing plenty of natural light; wood effect flooring, radiator, alcoves, and a wooden door leading to the landing.

Bedroom 2 (Rear): 3.73m (12'3") x 3.43m (11'4") A light and airy double bedroom with two double glazed windows to the rear elevation; alcoves with built-in storage, wood flooring, and a door leading to the landing

Bedroom 3 : 2.30m (7'7") x 2.32m (7'8") Double glazed window to the fore, wood effect flooring, radiator, and door leading to the landing.

Second Floor:

Attic Room: 5.74m (18'10") x 4.82m (15'10") Converted approximately 20 years ago, accessed via stairs from the first floor landing; featuring a window to the side elevation, wood flooring, exposed beams, and useful eaves storage.

Externally : To the fore is a small forecourt garden, with a driveway to the side elevation providing off-road parking; to the rear, a spacious and well-maintained enclosed garden extends to approximately 26 metres in length, enjoying a south-facing aspect and excellent sunlight throughout the day, with a combination of lawn, borders, gravelled areas, decking and patio, ideal for outdoor living and entertaining; further benefitting from a substantial outbuilding (approximately 14m x 3m) with power and lighting, offering excellent storage or potential for a variety of uses.

Services: Mains gas central heating, electricity, mains water and sewerage. The property is located within an area benefiting from high-speed broadband connectivity

Tenure: Freehold.

Construction : Cavity Wall

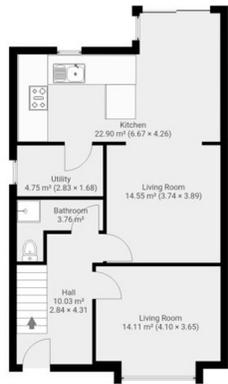
EPC: D / 76

Council Tax: Council tax band "D". Local authority Carmarthenshire County Council.

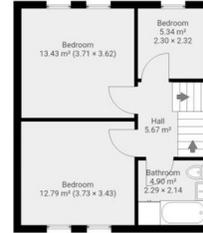
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests

Further Details: <https://portal.sprift.com/property-report/5-penbryn-avenue-carmarthen-sa31-3dh/5133430>

Floor Plan



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Property Features

- 3 Bedroom
- Garden
- Close to local amenities
- Off road parking
- Gas CH
- Garage

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983