

Llwyn Haf Nantycaws, SA32 8ES

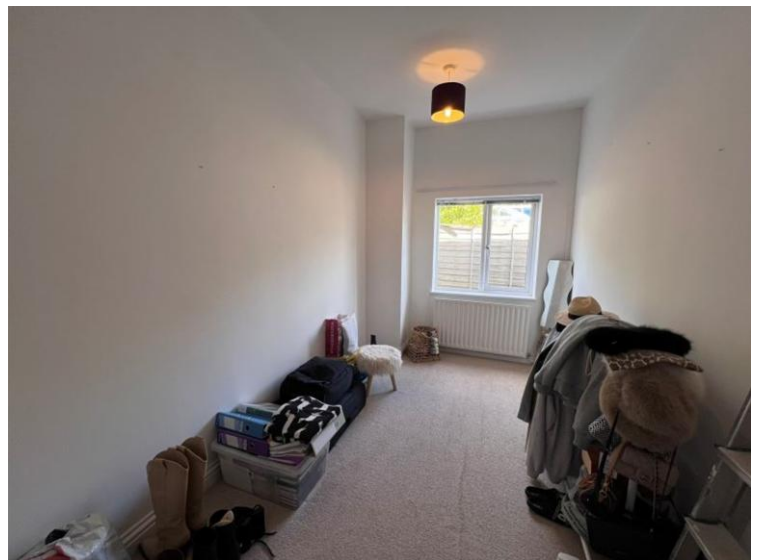
Offers In Region of £235,000 Freehold

FOR SALE | AR WERTH



## Description

A beautifully presented chain free freehold three-bedroom bay fronted semi-detached bungalow situated within the popular village community of Nantycaws, enjoying a convenient position within easy reach of Carmarthen town centre, the A48 dual carriageway and Cross Hands Business Park, together with excellent everyday transport links. Offering deceptively spacious, light and airy accommodation throughout, the property briefly comprises reception hall, impressive 'L' shaped lounge/dining room with attractive bay window and dual aspect lighting, fitted kitchen with integrated appliances, three well-proportioned bedrooms and a contemporary shower room finished to a modern standard. The bungalow is presented in good decorative order throughout with a tasteful neutral finish, creating a comfortable turn-key home ready for immediate occupation. Further benefits include LPG gas central heating, PVCu double glazing, EPC Rating D / 60 and potential to further utilise the attic space subject to the necessary consents. Externally the property benefits from extensive private off-road parking together with attractive low-maintenance gravelled garden areas, ideal for easy upkeep and outdoor seating. A fantastic opportunity to acquire a well maintained bungalow in a sought-after yet convenient location, with virtual tour available and viewings highly recommended to fully appreciate the space, presentation and lifestyle on offer.



## Rooms & Descriptions

**Location:** Nantycaws is a popular semi-rural village conveniently situated approximately 3 miles from the centre of Carmarthen, offering excellent access to a wide range of amenities and facilities including shops, primary and secondary schooling, leisure centre, Glangwili Hospital and transport links. The property enjoys easy access to the A48 dual carriageway providing convenient connections towards Cross Hands, the M4 corridor and beyond, with Cross Hands Business Park also within comfortable commuting distance. The village itself benefits from a regular bus service together with a pleasant countryside setting, making it an ideal location for those seeking a balance of rural living and everyday convenience.

**Reception Hall:** Entered via double glazed entrance door, with radiator, ceiling lighting and doors leading through to the accommodation.

**Living / Dining Room:** Approx. 7.28m x 5.12m overall (23'10" x 16'9" overall)

A spacious main reception room enjoying a pleasant dual aspect layout with bay window to the fore creating a bright and airy feel throughout. Offering ample space for both living and dining furniture, with radiators, multiple power points and neutral décor.

**Inner Hallway:** With access to loft space, recessed lighting and radiator.

**Kitchen:** Approx. 3.96m x 3.08m (13'0" x 10'1")

Fitted with a range of matching base and wall units incorporating sink and drainer unit, integrated oven and hob together with space and plumbing for appliances. Double glazed window, part tiled walls, external side access door and wall mounted LPG gas central heating boiler.

**Bedroom 1:** Approx. 3.98m x 3.18m (13'0" x 10'5")

Double bedroom with double glazed side window, radiator and space for wardrobes and bedroom furniture.

**Bedroom 2:** Approx. 3.98m x 2.16m (13'0" x 7'1")

A comfortable second bedroom with double glazed window and radiator.

**Bedroom 3:** Approx. 3.10m x 2.24m overall (10'2" x 7'4" overall)

Versatile third bedroom suitable for guest accommodation, study or hobby room with double glazed window and radiator.

**Shower Room:** Approx. 2.62m x 1.68m (8'7" x 5'6")

Modern fitted shower room comprising shower enclosure, wash hand basin with storage beneath and low level WC. Tiled flooring, heated towel rail, recessed lighting and opaque double glazed window.

**Externally:** To the fore lies a generous gravelled driveway providing extensive off-road parking together with decorative borders. Side access leads to an enclosed low-maintenance rear gravelled garden offering a pleasant outdoor seating space with outside lighting and water tap.

**Further Details:** Further Details

Tenure – Freehold

Construction – Cavity wall construction (insulated)

Council Tax Band – D

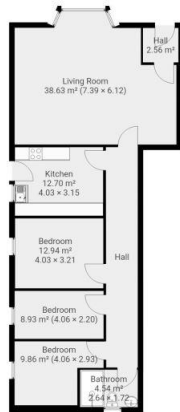
EPC Rating – D / 60

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**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.

# Floor Plan

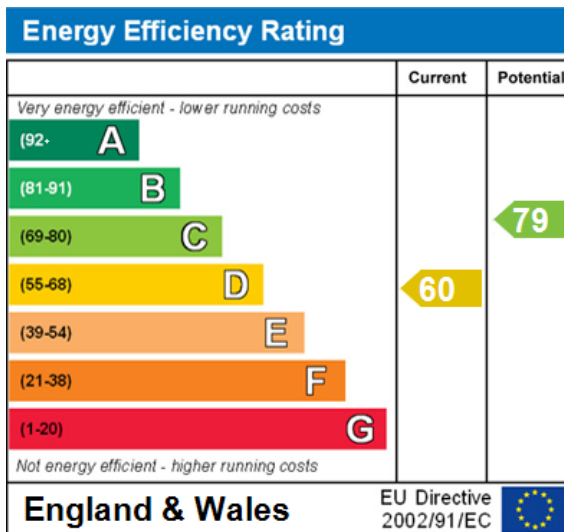


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# Property Features

- Bungalow
- Off road parking
- 3 Bedroom
- Garden
- Gas CH

# EPC Certificate



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