

19 Awel Tywi, Carmarthen SA31 2NL

Private Treaty £259,950 Freehold

FOR SALE | AR WERTH



Description

High Standard, spacious four bedroom detached bungalow situated in the desirable cul-de-sac location of Awel Tywi, Llangunnor, Carmarthen. Superb, elevated position with views to the rear over the town and Tywi valley in addition to offering the convenience of being approximately a mile of Carmarthen town, bus/train stations and primary school. The property offers a high specification comprising of four bedrooms, living room, dining room, kitchen, utility room, family bathroom, cloakroom/ wc and integral garage. Externally there are front, side and rear gardens and a driveway. Mains gas central heating. Council tax band "E". Double glazed throughout. Please see our virtual tour to see what this fantastic property has to offer. Please contact Swift Property Services to arrange a viewing 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Entrance Hallway: Access to the fore via a uPvc part double glazed door. Radiator. Tiled flooring. Coved ceiling. Doors to living room, bathroom, living room, dining room and bedrooms 1, 2, 3 & 4.

Bedroom 1: 3.32m (10'11") x 3.73m (12'3") Door to hallway. uPvc double glazed window to fore. Tiled flooring. Coved ceiling. Radiator

Bedroom 2: 3.28m (10'10") x 5.42m (17'10") Door to Hall. uPvc double glazed window to rear. Tiled flooring. Radiator.

Bedroom 3: 2.62m (8'8") x 3.95m (13'0") uPvc double glazed window to fore. Tiled flooring. Radiator. Coved ceiling. Door to hall.

Bedroom 4: 2.42m (8'0") x 3.03m (10'0") Door to hall. uPvc double glazed door to fore. Tiled floor. Radiator. Coved ceiling.

Living room: 3.78m (12'5") x 5.30m (17'5") Door to hall. uPvc double glazed window to rear. Tiled flooring. Coved ceiling. Radiator.

Dining room: 3.04m (10'0") x 3.99m (13'2") Door to hall. uPvc double glazed. Sliding patio door leading to rear garden. Radiator. Coved ceilings.

Bathroom: 2.42m (8'0") x 2.31m (7'7") Door to hall. Bath. Shower enclosure. WC. Tiled floor and walls. uPvc double glazed window to side. Radiator.

Kitchen: 3.30m (10'10") x 3.99m (13'2") Doors to dining room, integral garage utility room. Range of base and wall units. Radiator. Electric hob / oven. Stainless steel 1.5 sink and drainer with mixer taps. Extractor hood. uPvc double glazed window to rear. Radiator.

Utility room: 1.62m (5'4") x 2.34m (7'9") Doors to wc/cloakroom and uPvc double glazed door to side of property. uPvc double glazed window to rear. Plumbing for washing machine. Worktop. Mains gas combi boiler.

WC/Cloakroom: 1.65m (5'5") x 1.33m (4'5") Door to utility room. WC. Wash basin.

Integral garage: 3.28m (10'10") x 5.42m (17'10") Door to utility. Up and over garage door to fore. uPvc double glazed window to side. Gas meter. Power/lighting.

Externally : Lawned garden and tarmac driveway to the fore. Rear patio and lawned tiered garden providing scenic views over Carmarthen town and the Tywi valley.

Services: Mains gas central heating, electricity, water & sewerage. Council tax band "E".

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 Relocations 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

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SWIFTPA DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property Features

- Close to local amenities

EPC Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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