

Brynteg, Llansadurnen, Laugharne SA33 4RH

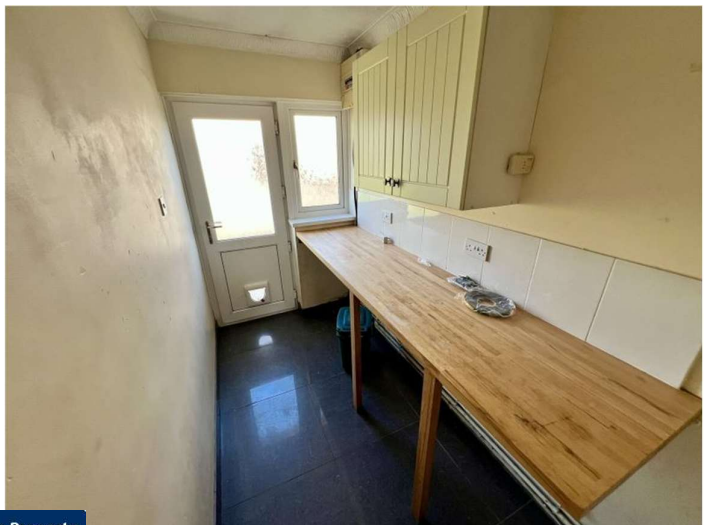
Offers In Region of £295,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer Brynteg on the market for sale. This well proportioned, three bedroom detached bungalow (built approximately 1986) is situated on a spacious plot, within the village of Llansadurnen, Carmarthenshire. Llansadurnen is a quaint village, positioned in an elevated position, enjoying sea views over Carmarthen bay. Situated approximately 1.5 miles from the ancient township of Laugharne with its range of shops, cafes, restaurants, medieval castle and primary school. The seaside village of Pendine with its large, golden sandy beach is located approximately four miles away. The county town of Carmarthen can be found approximately fourteen miles east with its larger range of amenities including supermarkets, primary/secondary schools, leisure and centre and bus/train stations providing transport links across the UK. The property is positioned on a generous plot of approximately 0.27 acres. Brief specification comprised of entrance hall, open plan living / dining room with double aspect providing lots of natural light, fitted kitchen, three double bedrooms, en suite shower, family bathroom and utility room. Externally there is paved, off road parking to the fore, large detached garage with power/lighting, kennels, greenhouse, large lawned garden to the rear with paved patio. Oil fired central heating. Double glazed throughout. Private sewerage system. Council tax band "E". EPC - TBC. Freehold. Chain free. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftproperty-services.co.uk



Rooms & Descriptions

Location: Llansadurnen is a quaint village, positioned in an elevated position, enjoying sea views over Carmarthen bay. Situated approximately 1.5 miles from the ancient township of Laugharne with its range of shops, cafes, restaurants, medieval castle and primary school. The seaside village of Pendine with its large, golden sandy beach is located approximately four miles away. The county town of Carmarthen can be found approximately fourteen miles east with its larger range of amenities including supermarkets, primary/secondary schools, leisure and centre and bus/train stations providing transport links across the UK.

Entrance: The property is accessed via a gated entrance with a paved forecourt leading to the entrance to the bungalow.

Entrance Hall: Open porch with quarry tiled floor, leading to a uPVC door opening to the entrance hall. Tiled floor. Coat hook. Part glazed door and surround opening to the main hallway.

Hallway: "L-shaped hall" with doors to entrance hall, living / dining room, kitchen, bedrooms 1,2 & 3, bathroom, utility room and airing cupboard. Engineered wood flooring. Radiator. Coving. Dado rail. Mains Smoke detector.

Living / Dining Room : 4.04m (13'4") x 8.31m (27'4") Spacious room with lots of natural light. uPVC double glazed sliding patio door opening to the front forecourt. uPVC double glazed window to rear elevation. Internal doors to kitchen and hall. Wood effect flooring. Two radiators. Electric fire and surround. Coving.

Kitchen: 4.04m (13'4") x 3.29m (10'10") Doors to hall and living room. uPVC double glazed window to rear elevation. L - shaped kitchen. Range of base and wall units. Integrated electric hob / oven. Mixer tap with sink and drainer. Tiled floor. Radiator. Extractor hood. Coving.

Bedroom 1: 3.85m (12'8") x 3.80m (12'6") Door to hall. Door to en suite shower room. uPVC double glazed window to fore. Wood flooring. Built in wardrobe. Radiator (with cover). Spot lighting. Coving.

En Suite: Door to bedroom. Walk in shower cubicle with shower over. Glass door. Tiled floor.

Bedroom 2: 3.05m (10'1") x 3.44m (11'4") Door to hall. uPVC double glazed window to fore. Wood effect flooring. Radiator (with surround). Coving.

Bedroom 3: 2.66m (8'9") x 4.55m (15'0") Door to hall. uPVC double glazed window to rear elevation. Radiator. Shelving. Wood effect flooring.

Bathroom: 1.83m (6'1") x 2.28m (7'6") Door to hall. Three-piece bathroom suite. Oval wash basin with mixer tap. Coupled wc. Bath with mixer tap and shower head. Tiled walls and flooring. Extractor fan.

Utility Room: 1.45m (4'10") x 3.43m (11'4") uPVC double glazed, frosted door to garden and side window. Internal door to hall. Work top Counter with plumbing for a washing machine below. Tiled floor. Part tiled walls. Worcester oil fired boiler. Extractor. Consumer unit.

Airing Cupboard: Hot water tank and Honeywell thermostat with controls for domestic heating and hot water.

Externally : Generous plot of approximately 0.27 acres. Gated entrance. Off road parking to the fore with a paved forecourt. Small pond adjoining. Side access opening to a large mainly lawned garden with two areas. Paved patio area. Large detached garage (approx 8.92m x 5.52 max) with power lighting. New door installed 2024. Kennels (adjoining garage). Greenhouse. Small derelict shed (currently boarded up). Access to the private sewerage system.

Services : Oil fired central heating. Boiler serviced November 2023. Mains water. Private sewerage / septic tank. Emptied September 2024. EICR (electrical certificate) carried out October 2023 (satisfactory). Certificates available on request. High speed broadband coverage area.

Council Tax / Local Authority: Band "E". Carmarthenshire County Council.

Tenure: Freehold

EPC: 53 / E

Construction: Cavity brick/block construction.

Virtual Tour:
<https://app.immoviewer.com/portal/tour/3095161?accessKey=67>

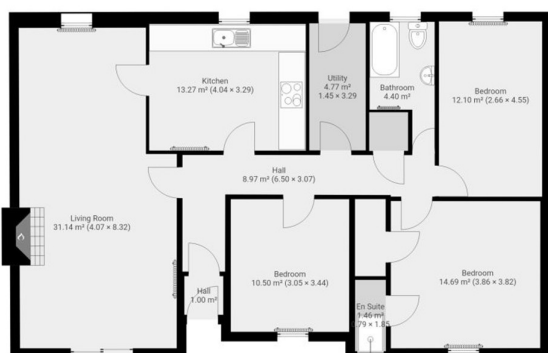
Online Brochure: <https://property.agentos.com/swift/sale-153>

Further Details: <https://sprift.com/dashboard/property-report/brynteg-carmarthen-sa33-4rh/3809516>

Chain Free:

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

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. ENDORSEMENT DECLARATION AND WARRANTY INCLUDED WITHOUT LIMITATION. SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property Features

- Bungalow
- Off road parking
- Detached
- Garage
- Oil CH
- 3 Bedroom

EPC Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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

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