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FOR SALE

Glan Yr Afon Cottage, Cwmffrwd SA31 2LP

High standard three bedroom, detached, split level bungalow situated in Cwmffrwd, Carmarthen. Well positioned approximately 1.5 miles from Carmarthen town. The property has been modernised whilst retaining many character features. Internally comprising of entrance porch, spacious living/dining room, breakfast room, kitchen and bathroom on the upper level. The lower level comprises of master bedroom with en suite and two further bedrooms. Externally there is a garage, off road parking for approximately three vehicles, mature gardens with borders, patio area, access to a stream running below the property, summer house, utility/wash house, wooden shed and boiler room. Oil Central heating. Double glazed throughout. Character features including wood burning stove, beams, antique style radiators and barn style wooden doors. Viewings highly recommended!



£249,500

Freehold





MEASUREMENTS / DESCRIPTION

ENTRANCE PORCH - 2.15 m (7'1") x 1.69m (5'7") Accessed via uPvc double glazed "wood effect" front door, two uPVC double glazed "wood effect" windows, slate flooring, wooden beams, electric meter box, part glazed wooden door leading to living/dining room

LIVING ROOM - 4.50m (14'10") x 4.30m (14'2") - Porcelain wood effect tiled flooring, stone faced feature wall, antique style radiator, wood burner with exposed flue and slate hearth. steps & opening to dining area. Feature wooden door leading to hallway

DINING ROOM - 3.02m (9'11") x 2.74m (9'0")-Slate flooring, uPvc wood effect double glazed window, antique style radiator, wooden beams, feature stained glass block window. Steps down to living room.

UPPER HALLWAY- 0.88m (2'11") x 1.99m (6'7") Doors leading to breakfast room and bathroom. Steps to lower hallway. Carpeted floor.

BREAKFAST ROOM- 3.37m (11'1") x 2.04m (6'9") - Porcelain wood effect tiled flooring. uPvc wood effect window, brick fireplace, antique style radiator, arch opening to kitchen.

KITCHEN- 2.39m (7'11") x 1.95m (6'5") - uPvc wood effect window, Range of eye and base level units and worktop. Tiled walls. "Neff" gas hob and electric fan oven. Extractor hood. Sink/drainage and mixer tap. Arch opening to breakfast room.

BATHROOM - 2.26m (7'5") x 1.90m (6'3")- WC, radiator, wash basin, uPvc wood effect window, extractor fan, wood effect laminate floor, "Mira sport" electric shower over bath, barn style wooden door leading to upper hallway

LOWER HALLWAY- 0.91m (3'0") x 3.37m (11'1")- Doors to Master bedroom, Bedroom 2 and bedroom 3.

MASTER BEDROOM 4.40m (11'2") x 4.42m (14'7" uPvc wood effect double glazed window, radiator, carpeted floor, door to En Suite.

EN SUITE 1.46m (4'10") x 2.45m (8'1") Shower cubicle. "Mira Sport" electric shower. Extractor. Skimmed ceilings. Coving. WC. Wash basin. Radiator. uPvc wood effect double glazed window. Door leading to master bedroom.

BEDROOM 2 2.19m (7'3") x 3.36m (11'1") Wooden beams, radiator, uPvc window, carpeted floor. Door to lower hallway.

BEDROOM 3 2.17m (7'2") x 4.36m (14'4") Beams, radiator, uPvc window, carpeted floor. Door to lower hallway.

EXTERNALLY -Garage and parking for two cars situated across the road. Gravel area adjoining the property, providing further parking for a vehicle. The property is accessed by a wooden gate with steps leading down to the bungalow, gardens, patio, wash house/utility including plumbing for a washing machine, summer house, wooden shed, boiler room and storage shed for gas bottles required for gas hob. Partly fenced off with gate opening to steps leading down to stream adjoining the property. PVC fascias and downpipes. Part rendered and stone finish.

SERVICES - Oil, electricity, water and drainage.

Council tax band F

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

Ground Floor



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