

Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

GENERAL INFORMATION

VIEWING: By appointment with the Agents.

TENURE: We are advised freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX BAND: D Carmarthen

EJL/SLE/03/2021/OK EJL

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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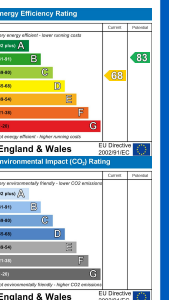


69 Elder Grove, Llangunnor, Carmarthen, Carmarthenshire, SA31 2LH

- Detached Bungalow
- Living/Dining Room
- Shower Room
- Off-Road Parking
- Gas Central Heating
- Three Bedrooms
- Kitchen/Breakfast Room
- Separate WC
- Detached Garage
- EPC Rating: TBC

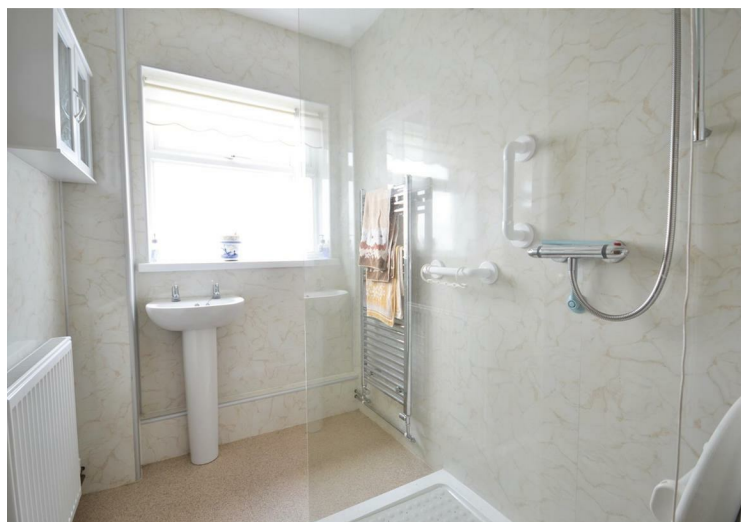
Offers In Excess Of £220,000

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The Agent that goes the Extra Mile



****VIRTUAL VIEWING AVAILABLE****

Detached bungalow, with Three Bedrooms, located in the sought-after area of Llangunor, on the outskirts of Carmarthen Town.

The property benefits from gas central heating, double glazing, and comprises: Central Entrance Hall with Built-In Storage Cupboard, dual aspect L-Shaped open plan Living/Dining Room, Kitchen/Breakfast Room with fitted units and Built-In Storage Cupboard which houses the newly fitted Gas Boiler, Shower Room and Separate WC, Two Double Bedroom and a Single Bedroom.

With far-reaching countryside views, a detached garage, off-road parking, a spacious sloping garden, and paved patio areas, early viewing is highly recommended.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct inter-city trains from West Wales to London and Manchester.

Entrance Hall

11'4" x 8'3" (3.46m x 2.52m)

Shower Room

7'0" x 4'11" (2.15m x 1.51m)

Living/Dining Room

17'11" x 20'3" (5.48m x 6.19m)

WC

7'0" x 2'9" (2.14m x 0.84m)

Kitchen

9'10" x 10'6" (3.02m x 3.22m)

Detached Garage

9'0" x 16'0" (2.76m x 4.90m)

Bedroom 1

12'9" x 9'10" (3.90m x 3.00m)

Rear Garage Store/Utility

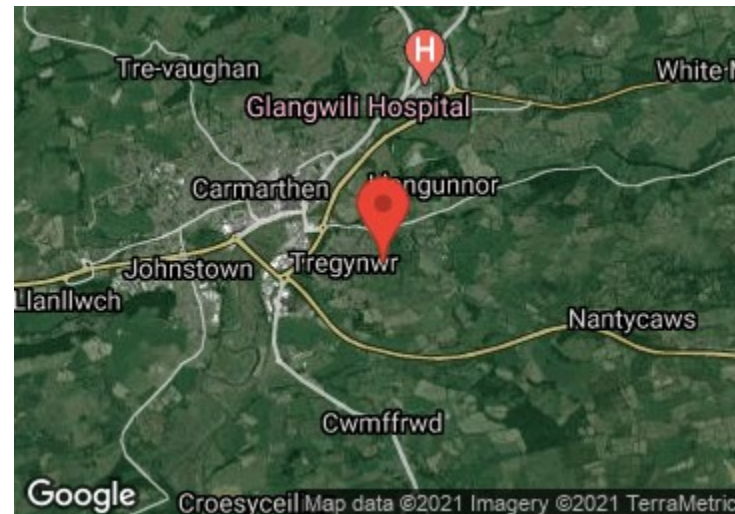
9'0" x 6'8" (2.76m x 2.05m)

Bedroom 2

9'10" x 11'1" (3.00m x 3.38m)

Bedroom 3

9'8" x 7'0" (2.96m x 2.14m)



DIRECTIONS

From our Carmarthen office, turn left at the end of Lammas St, take the first exit at the roundabout, 2nd exit at the next roundabout. At the traffic lights take the right hand lane and continue over the bridge. Take the 2nd exit at the next roundabout. continue to the end of this road then turn left and under the bridge. Continue up the hill and along and turn left onto Brynmeurig. Continue along this road and turn left into Elder Grove and then take the first right and continue until the end, the property can be found straight ahead of you at the end of the road.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.