

**NEW PRICE**



## **7 Courtlands Park, Carmarthen SA31 1EH**

**Offers in the region of £280,000**

4 Bedroom Detached Split Level Bungalow  
Double Glazing & Gas Central Heating System  
Decked Veranda With Views Across Town & Hillsides  
Outdoor Swimming Pool, Garage, Driveway  
Cul-De-Sac Location On Outskirts Of Town

**CR/KH/58505/080817**

## **DESCRIPTION**

Situated on the outskirts of town occupying a corner position within in a cul-de-sac location. This four bedroom split level bungalow offers good sized family accommodation. The property benefits from double glazing, gas fired central heating system, detached garage, modern fitted kitchen, en-suite to master bedroom, ground floor utility/games room and a further sitting room together with raised decked veranda that has views across the town and the hillsides beyond. The private rear garden is laid to lawn with mature trees and shrubs which gives privacy to the outdoor swimming pool which has a surrounding seating area. The county and market town of Carmarthen offers good shopping amenities with national retail stores, schooling, leisure centre, bus and rail station. There is easy access to the M4 via the A48 dual carriageway. EER: 40/68.

## **HALLWAY**

Entered via front door with glazed panel to side, storage cupboard, two radiators, courtesy door with stairs leading to ground floor, doors to;

## **LOUNGE**

25'8 x 16'1 (7.82m x 4.90m)  
Double glazed windows to the front, side and rear with views over Carmarthen town, feature gas fireplace, three radiators.

## **KITCHEN**

14'7 x 11'5 (4.45m x 3.48m)  
Double glazed window and door to rear balcony, fitted with a range of wall and base units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, integrated electric oven and 4 ring gas hob with extractor hood, localised wall tiles, space and plumbing for dishwasher and American style fridge/freezer, radiator.

## **BEDROOM FOUR/STUDY**

9'6 x 8'9 (2.90m x 2.67m)  
Double glazed window to front, radiator.

## **BEDROOM THREE**

12'1 x 11'4 (3.68m x 3.45m)  
Double glazed window to front, radiator.

## **BEDROOM TWO**

15'4 x 12'2 (4.67m x 3.71m)  
Double glazed window to front, radiator, built-in wardrobe.

## **BEDROOM ONE**

15'7 x 12'2 (4.75m x 3.71m)  
Double glazed window to rear, radiator, built-in wardrobe, door to;

## **EN-SUITE SHOWER ROOM**

9'8 x 3'2 (2.95m x 0.97m)  
Obscure double glazed window to rear, shower cubicle, wash hand basin, low level WC, heated towel rail, tiled floor, spotlighting.

## **BATHROOM (L SHAPED)**

9'9/5'4 x 7'9/3'4 (2.97m x 2.36m)  
Obscure window to rear, corner jacuzzi bath with shower and side screen, low level WC, wash hand basin, localised wall tiles, loft access, radiator.

## **GROUND FLOOR UTILITY/STORE ROOM**

29'4 x 12'6 (8.94m x 3.81m)  
External door and double glazed window to rear garden, fitted with a range of base units with work surface over, space and plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer with mixer tap, access to storage area which runs the front length of the property, door to;

## **CLOAKROOM**

Low level WC.

## **SITTING ROOM**

18'2 x 12'10 (5.54m x 3.91m)  
Patio doors to rear garden over looking the outdoor swimming pool, double glazed window to side, radiator.

## **BOILER ROOM**

12'5 x 10'8 (3.78m x 3.25m)  
Double glazed window to rear, Worcester gas boiler, swimming pool filtration unit.

## **EXTERNALLY**

To the front is a low maintenance garden laid to lawn/gravel enclosed by conifers/mature hedgerow with scattered flowering shrubs and a pathway to the main entrance door, tarmacadam driveway which leads to a **DETACHED GARAGE - 32'7 x 10'7** with power and lighting connected

and a double glazed window to the side. The good sized rear garden is laid to lawn with an abundance of flowering shrubs and plants, **GLASS HOUSE**, patio area accessed from a gate to the front, steps lead to a **SWIMMING POOL** and there is also a feature BBQ area. The property enjoys a southerly aspect enclosed by mature trees which offers the swimming pool and rear garden a much appreciated privacy.

## **SERVICES**

We are advised that main services water, electricity, gas and drainage are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisCarm or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

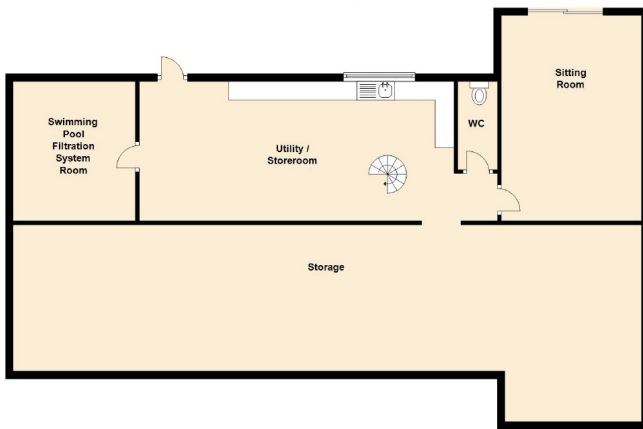
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our office in Lammas Street turn right into Water Street. At the traffic lights turn right into St Catherine Street and carry on passing Debenhams on the left hand side. At the mini roundabout turn left and carry on into Richmond Terrace. Take the next left into Capel Evan Road and proceed up the hill taking a turning left into Courtlands Park. The property has a corner plot at the bottom of the cul-de-sac as identified by our John Francis For Sale board.

### Basement

Approx. 138.8 sq. metres (1502.6 sq. feet)



### Ground Floor

Approx. 142.8 sq. metres (1537.1 sq. feet)





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(67-81) <b>B</b>		
(69-80) <b>C</b>			(55-66) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(23-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC	68	England & Wales	EU Directive 2002/91/EC	62

John.  
Francis