



54 Towy View Park, Llangunnor SA32 8AT

Offers in the region of £110,000

Detached Park Home
Well Presented

2 Bedrooms, 2 Receptions
Double Glazing & Oil Fired Central Heating System
Parking For 2 Vehicles

CR/WJ/81197/260321

DESCRIPTION

A nicely presented PARK HOME situated on the outskirts of Carmarthen on a beautifully maintained site. The property is double glazed with oil fired central heating, lounge, dining room, kitchen, utility, 2 bedrooms and a bathroom together with off road parking for 2 vehicles. Well maintained surrounding gardens and occupying an elevated position also enjoying far reaching views across the Towy Valley. The county and market town of Carmarthen is approx 2 miles and offers national retailers, cinema, restaurants, leisure centre and bus and rail station.

HALL

Entered via double glazed door, radiator, access via ladder to boarded loft with lighting connected, airing cupboard, door to;

SHOWER ROOM

6'6 x 5'6 (1.98m x 1.68m)
Shower cubicle, low level WC, wash hand basin with cupboard under, radiator, localised wall tiles, obscure glazed double glazed window.

BEDROOM 1

9'11 x 9'4 (3.02m x 2.84m)
Double glazed window with rural view, range of built-in wardrobes, dressing table unit, radiator.

BEDROOM 2

9'4 x 8'5 (2.84m x 2.57m)
Double glazed window, radiator, range of built-in wardrobes and bedside drawers.

DINING ROOM

9'8 x 9'2 (2.95m x 2.79m)
Double glazed window, radiator, archway opening to;

LOUNGE

19'3 x 10'11 (5.87m x 3.33m)
Three double glazed bow windows enjoying far reaching

rural views, 2 radiators, feature electric fireplace and hearth with decorative surround and mantle over.

KITCHEN

10'7 x 9'4 (3.23m x 2.84m)
Fitted with a range of base and drawer units with worktop over, matching wall cupboards, eye level oven and grill with cupboard above and below, electric hob with extractor over, 1½ bowl stainless sink unit and drainer with mixer tap, space for fridge/freezer, storage cupboards housing Firebird Enviromax combination boiler (installed 2017) and is servicing the domestic hot water and central heating system, radiator, localised wall tiles, double glazed window with rural views, archway to;

UTILITY ROOM

6'8 x 5'2 (2.03m x 1.57m)
Stainless steel sink unit with drainer and cupboard under, matching wall cupboards, plumbing for washing machine, space for tumble dryer, localised wall tiles, work surface, radiator, door to pantry with shelving, double glazed external door.

EXTERNALLY

A well maintained surrounding garden area with stepping stones leading to steps to the main entrance. There are gardens laid to lawn with borders, stocked with a variety of mature plants and shrubs. Walled garden to the side with hedgerow boundary.

STORAGE SHED. Oil tank. Outside tap. To the rear of the property is a paved patio seating area with garden continuing around to the far side. Raised side garden stocked with plants and shrubs. Block paved driveway providing parking for 2 vehicles. The property enjoys far reaching rural views.

SERVICES

We are advised that mains water, electricity and drainage

are connected to the property. Water meter. Oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail 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

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

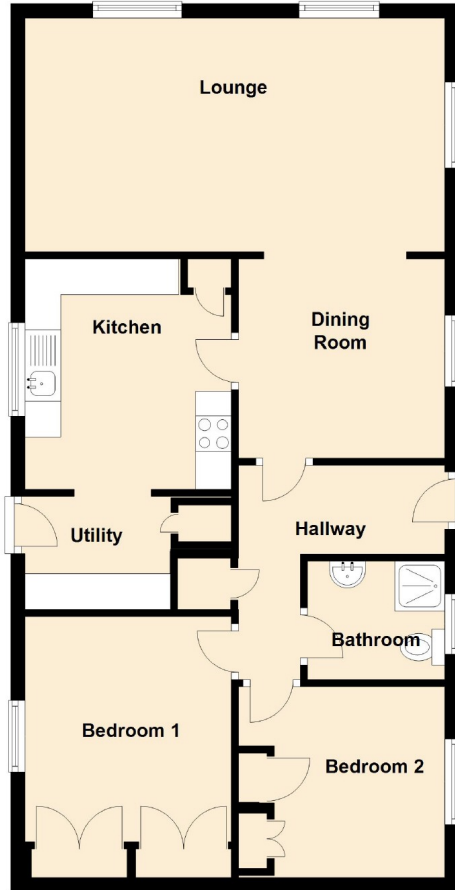
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Office continue to the end of Lammas Street turning left into Morfa Lane. At the roundabout take the first exit off. At the next roundabout take the second exit off leading down to the traffic lights, keeping to the right hand side and turn right over Towy Works bridge. At the next roundabout take the first exit off, and at the next roundabout take the third exit off and proceed along for approximately ½ mile taking a left hand fork to Capel Dewi. Continue along this road and the Towy View Park can be found on the right hand side after approximately 1 mile. Take the left fork up the hill and bear round to the left following the road and proceed across the top road onto Phase 3 and the property will be the first on the right hand side.

Ground Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



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John.
Francis