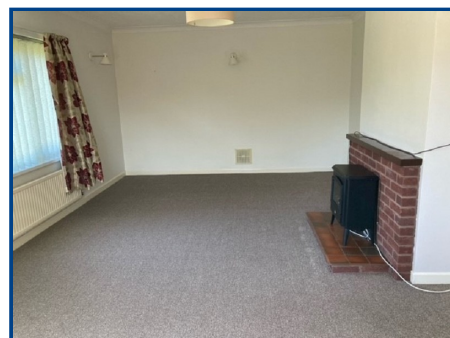


**2 Bro Celynin
Bronwydd Arms
Carmarthen
Carmarthenshire.**

Price **£900 Monthly**



- **** Available Immediately ****
- Modern Detached 3 Bed Bungalow
- Spacious Lounge, Kitchen/Diner, Study, Utility
- Oil Central Heating & Double Glazing
- Integral Garage & Car Parking Driveway
- Front & Rear Gardens
- 10 Minutes From Carmarthen Town Centre
- Bond £1,200
- Viewing Recommended

2General Description

VIEWING RECOMMENDED!! - A well presented spacious 3 bedroom detached bungalow situated in the popular semi rural village of Bronwydd . Affords well proportioned family sized accommodation in good condition throughout with integral garage and car parking driveway, front & rear gardens & being conveniently situated only a few minutes drive away from Carmarthen town centre.

EPC Rating: D59

Bro Celynin , Bronwydd Arms, Carmarthen, Carmarthenshire.

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Entrance Hallway

Double glazed entrance door, radiator, doors to:

Lounge (19' 03" x 12' 07") or (5.87m x 3.84m)

Most spacious room with double aspect windows, brick fireplace with coal effect electric fire, 2 radiators.

Kitchen/Diner (13' 07" x 11' 04") or (4.14m x 3.45m)

Fitted base and eye level cupboards, sink unit, dishwasher, cooker with hob and fitted hood over, radiator, fridge/freezer, tiled flooring, window to rear, door to:

Utility Room

Plumbing for washing machine and dryer, oil boiler, airing cupboard, radiator, side exterior door, door to:

Separate WC

With WC, wash basin, window to side.

Integral Garage (17' 08" x 9' 09") or (5.38m x 2.97m)

Up and over door, window to side.

Bedroom 1 (12' 0" x 11' 04") or (3.66m x 3.45m)

Built in wardrobe, radiator, window to side.

Bedroom 2 (11' 0" x 10' 07") or (3.35m x 3.23m)

Window to rear, large wardrobes, radiator.

Bedroom 3 (11' 05" x 9' 07") or (3.48m x 2.92m)

Radiator, wardrobe.

Dining Room/Study (9' 09" x 8' 02") or (2.97m x 2.49m)

French doors to rear, book shelving, radiator.

Shower Room

Modern suite comprising wash hand basin, WC, walk in shower, tiled flooring, radiator, window to side.

Externally.

Car parking driveway for 1/2 cars leading to garage, paved patio area, front and rear mature gardens with lawns, shrubbery, bushes with garden gates both sides creating privacy.

Services

Mains electricity, mains water, mains drainage

Directions

From Carmarthen take the main A484 Newcastle Emlyn road and carry on for 3 miles until arriving at Bronwydd. On entering the village take a right turning at the junction leading down to Gwili railway and proceed on for approx 1 mile going over the small hump back bridge, and the entrance leading into the estate can be seen further on the right.



Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.