

Terry Thomas & Co

ESTATE AGENTS



2 Elder Grove

Llangunnor, Carmarthen, SA31 2LQ

Occupying an elevated position within the popular residential area of Elder Grove, Llangunnor this detached two-bedroom bungalow enjoys far-reaching panoramic views over Carmarthen town and the surrounding countryside. Situated in a quiet location, the property is conveniently placed within easy reach of Carmarthen town centre, local amenities, supermarkets, schools and has excellent road links.

The accommodation benefits from uPVC double glazing and gas-fired central heating via a Worcester boiler and briefly comprises spacious lounge/dining room, fitted kitchen, utility room, two bedrooms and a newly fitted family bathroom. Externally, the property offers off-road parking, a detached garage, low-maintenance gravelled gardens with a variety of established shrubs and flowering plants, together with an attractive timber decked seating area, providing an ideal space to enjoy the elevated position and impressive views.

Offers in the region of £235,000

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Entrance Hallway

Entered via a uPVC double glazed entrance door. Radiator with thermostatic control, Worcester heating controller, built-in cupboard housing the electrical consumer unit and doors leading to all principal rooms.

Lounge/Dining Room

20'11" x 12'6" (6.38m x 3.82m)

A bright and spacious reception room enjoying two large uPVC double glazed windows to the front, making the most of the outstanding panoramic views across Carmarthen and the surrounding countryside. Two double panel radiators with thermostatic controls.

Kitchen

9'2" x 7'9" (2.80m x 2.38m)

Fitted with a range of base units incorporating granite-effect work surfaces, stainless steel sink with mixer tap, four-ring halogen hob with extractor canopy above and built-in oven below. uPVC double glazed window to the side,

radiator with thermostatic control and door leading to the utility area.

Utility Room

Useful additional space fitted with a granite-effect work surface, plumbing and space for a washing machine, Worcester gas-fired boiler and external door providing access to the rear garden.

Bedroom One

11'2" x 9'2" (3.42m x 2.80m)

Double bedroom uPVC double glazed window overlooking the rear garden and radiator with thermostatic control.

Bedroom Two

11'4" x 11'2" (3.46m x 3.42m)

A generous double bedroom with uPVC double glazed rear window, fitted wardrobe and radiator with thermostatic control..

Bathroom

6'6" x 5'5" (2.00m x 1.67m)

Modern walk in shower fitted with glass

panel, wash hand basin set within a vanity unit with storage beneath and low-level WC. Grey coloured tiled walls floor to ceiling. Chrome towel radiator.

Externally

To the front of the property is a tarmacadam driveway providing off-road parking for approximately two to three vehicles and leading to a recently constructed detached garage with an up-and-over door.

The rear garden can be accessed via the utility room and features an elevated timber decked seating area together with established shrubs, flowering plants and a pleasant outlook. There is also pedestrian access to the garage from the garden.

Garage

17'7" x 8'0" (5.37m x 2.44m)

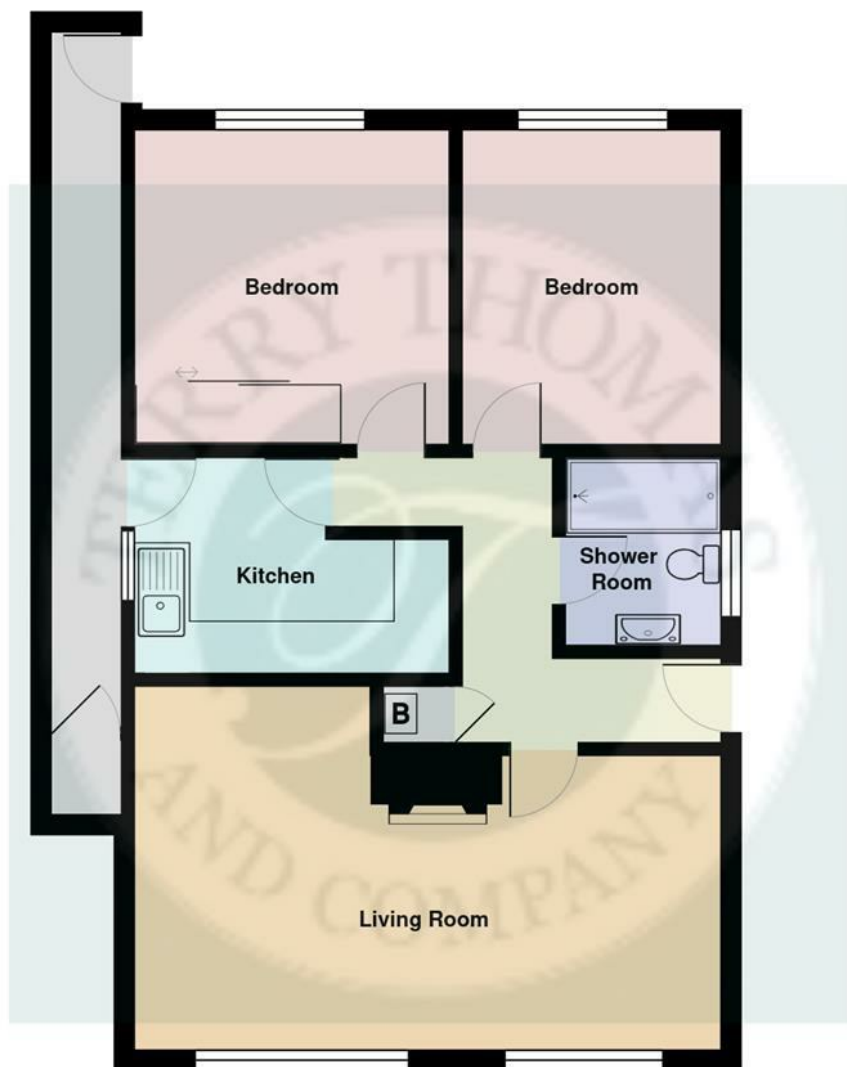
Up and over door. Side entrance door.







Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains Electricity, Drainage, Water and Gas.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	