



Buzzards View , Croesyceiliog, Carmarthen, SA32 8DS

Offers in the region of £375,000

Nestled in the charming village of Croesyceiliog, Carmarthen, this modern detached house offers a perfect blend of contemporary living and rural tranquillity. Completed in 2023 the property boasts an impressive 2,333 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by a spacious hallway with doors off to living room, the large kitchen and dining area is a highlight, perfect for family gatherings. Additionally, a utility room adds to the practicality of the home. There is also a versatile study that can serve as a fifth bedroom, catering to various lifestyle needs.

The property features four generously sized bedrooms, including one with an en-suite bathroom, ensuring comfort and privacy for all family members. This home is equipped with double glazing and electric heating, ensuring warmth and energy efficiency throughout the year. Outside, the property offers parking and grounds that are currently in need of finishing and landscaping, allowing you to personalise the outdoor space to your liking. The rural views surrounding the property provide a picturesque backdrop, enhancing the overall appeal of this delightful home.

In summary, this modern detached house in Croesyceiliog is a fantastic opportunity for those seeking a spacious and stylish residence in a peaceful village setting. With its ample living space, modern amenities, and potential for outdoor enhancement, it is a property not to be missed.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY 10'9" x 12'7" (3.30m x 3.85m)



Exterior front door with glazed side panels, tiled floor, stairs to first floor with understairs storage cupboard and doors off to all principal rooms.

****PLEASE NOTE THE GROUND FLOOR HAS UNDERFLOOR HEATING****

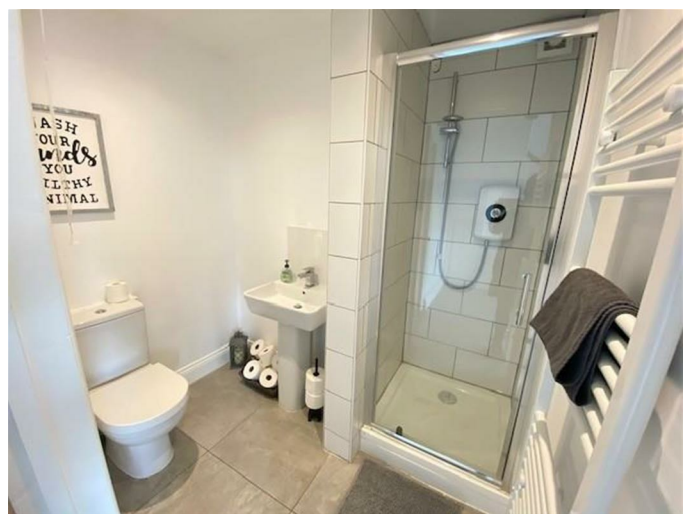


LIVING ROOM 16'2" x 12'0" (4.93m x 3.66m)
Windows to front and side elevation, tiled floor.



STUDY/BEDROOM 5 11'0" x 8'9" (3.36m x 2.68m)
Window to front and side elevation

SHOWER ROOM



Shower enclosure, WC and wash hand basin, part tiled and heated towel rail

KITCHEN 21'10" x 11'0" ext to 14'7" (6.67m x 3.37m ext to 4.47m)



Fitted with an excellent range of base unit together with a range wall units along one wall and incorporating a 1.5 bowl single drainer stainless steel sink unit with a pull out spray mixer tap, Electric hob with extractor over, integral dishwasher and an eye level oven and grill, tiled floor and windows to rear elevation. Opening into the dining room and door to utility room.



DINING ROOM/FAMILY ROOM 16'2" x 15'0" (4.94m x 4.58m)



French doors to rear garden and window to side elevation, tiled floor.

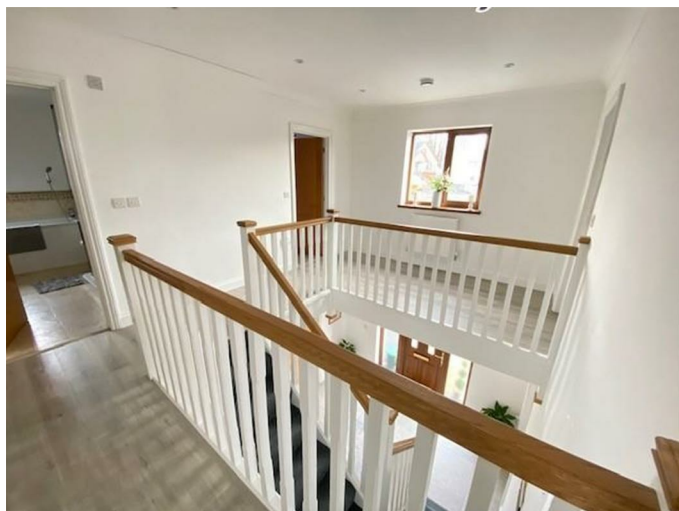
UTILITY ROOM

Plumbing and space for washing machine and tumble dryer, Wall mounted central heating boiler and exterior door to side elevation

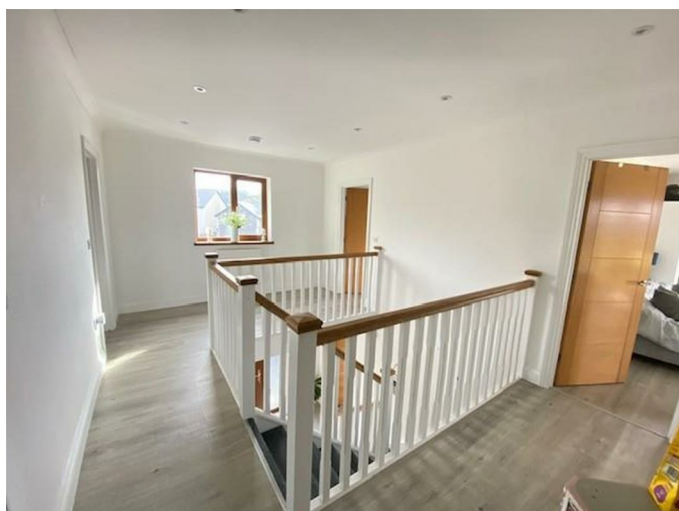


FIRST FLOOR

LANDING



Access to loft space, window to front elevation, radiator and spacious walk in airing cupboard with hot water cylinder and shelving.



BEDROOM 1 14'7" x 16'2" (4.47m x 4.95m)



Window to side elevation with stunning rural views, French doors to Juliet Balcony, radiator and door to WALK IN WARDROBE and door to EN-SUITE.



EN-SUITE 8'4" x 5'2" (2.55m x 1.59m)



Shower enclosure, WC and wash hand basin, part tiled and heated towel rail/radiator.

BEDROOM 2 16'2" x 12'5" (4.93m x 3.79m)



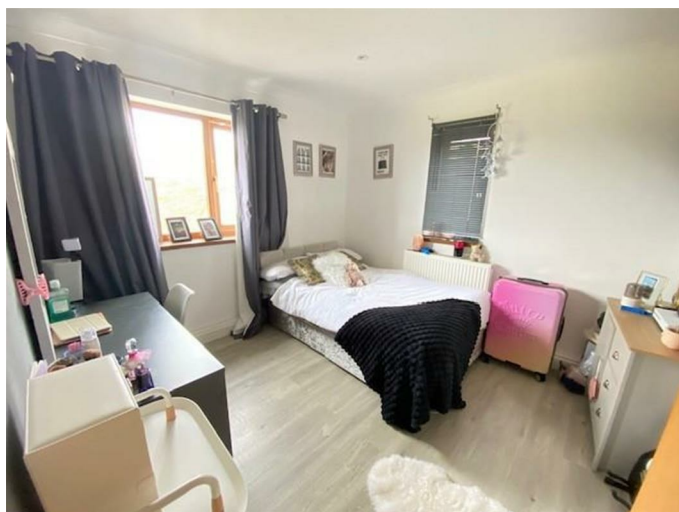
Window to front and side elevations, radiator and recess for a built in wardrobe

BEDROOM 3 8'5" x 10'7" (2.57m x 3.25m)



Windows to front and side elevation, radiator.

BEDROOM 4 10'11" x 9'9" (3.35m x 2.99m)



Windows to side and rear elevations and radiator,

BATHROOM 9'9" x 10'11" (2.99m x 3.35m)



Panelled bath with shower attachment, WC and wash hand basin, shower enclosure, heated towel rail/radiator, part tiled.

EXTERNALLY

Driveway to the front and grounds to the side and rear. The grounds and driveway need to be finished and landscaped and gives prospective buyer the opportunity of completing the grounds to their own taste.



VIEWS FROM THE PROPERTY



Out of Hours 07572310493
e mail sales@bj.properties

SERVICES

Mains water, electric, drainage. Electric central heating

COUNCIL TAX

We are advised that the Council Tax Band is F

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen
SA31 3AP
Telephone Number 01267 240002

Floor Plan

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
995 sq.ft. (92.5 sq.m.) approx.

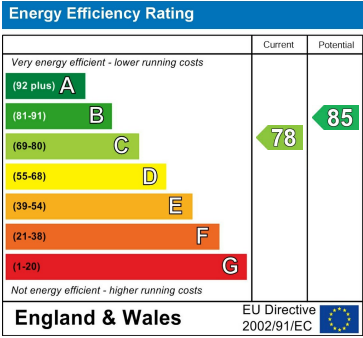


TOTAL FLOOR AREA : 2025 sq.ft. (188.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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