



## **The Hampstead, Bryn Tirion, LLangain, Carmarthen, SA33 5BE**

**£360,000**

Stunning detached double fronted home on a corner plot  
Lovely rural location yet conveniently located near Johnstown Carmarthen  
Only 4.5 Miles to gorgeous Llansteffan Beach  
Clean energy - Air source heat pump  
Single garage plus block paved driveway for 2 cars  
**\*\*PART EXCHANGE AVAILABLE\*\***

## LOCATION

Bryn Tirion is located in the quiet village of Llangain, just 3 miles from Johnstown, 4 miles from Carmarthen town centre and 4.5 miles to the beautiful beach at Llansteffan.

In nearby Johnstown you will find Queen Elizabeth High Secondary School, Carmarthen Leisure Centre and Cricket & Rugby Clubs. While Llansteffan offers lots of coastal walks, you can visit the picturesque castle or simply enjoy a pub lunch with a gorgeous view.

## DESCRIPTION

The Hampstead, 4 bedroom detached home

The Hampstead is a stunning new build detached house located in the rural village of Llangain near Carmarthen. This gorgeous family home has been thoughtfully designed to cater for modern family life.

The ground floor consists of a hallway leading to a utility area and ground floor WC. The good-sized lounge is a great place for the family to relax and the contemporary kitchen diner benefits from an eye level oven, ceramic hob, integrated fridge freezer and luxury vinyl tile flooring.

The first floor boasts four bedrooms; the Master bedroom has an en-suite bathroom. The stylish family bathroom has an additional shower over the bath as standard. Heated towel rails are also included in bathrooms and en-suites. There are beautiful views over the surrounding countryside from the first floor.

Externally, the garden is located to the side of the property - accessed from patio doors in the kitchen diner making entertaining inside, outside or both a breeze.

There is a single garage plus a block-paved driveway for 2 vehicles.

These high quality, energy-efficient homes will benefit from an air-source heat pump, a Howdens kitchen, integrated appliances and luxury vinyl tile flooring to kitchen diners as standard. Porcelanosa tiles and ivc comfytex deluxe flooring have been included in Bathrooms and en-suites.

Plot 3 available. Please check floor plans for window variations between The Hampstead plots.

Part Exchange is now available on plot 3 at Bryn Tirion. Contact us for more information.

## PLEASE NOTE

All information provided by Pobl Group Ltd

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

KITCHEN/DINING ROOM 9'7" x 20'6" (2.93m x 6.25m)



LOUNGE 10'6" x 20'6" (3.22m x 6.25m)

UTILITY ROOM 7'0" x 11'1" (2.15m x 3.40m)

WC 2'10" x 5'7" (0.88m x 1.71m)

MASTER BEDROOM 10'9" x 10'5" (3.29m x 3.19m)

EN-SUITE 3'6" x 8'5" (1.08m x 2.59m)

BEDROOM 2 8'11" x 10'3" (2.74m x 3.14m)

BEDROOM 3 10'3" x 9'9" (3.14m x 2.99m)

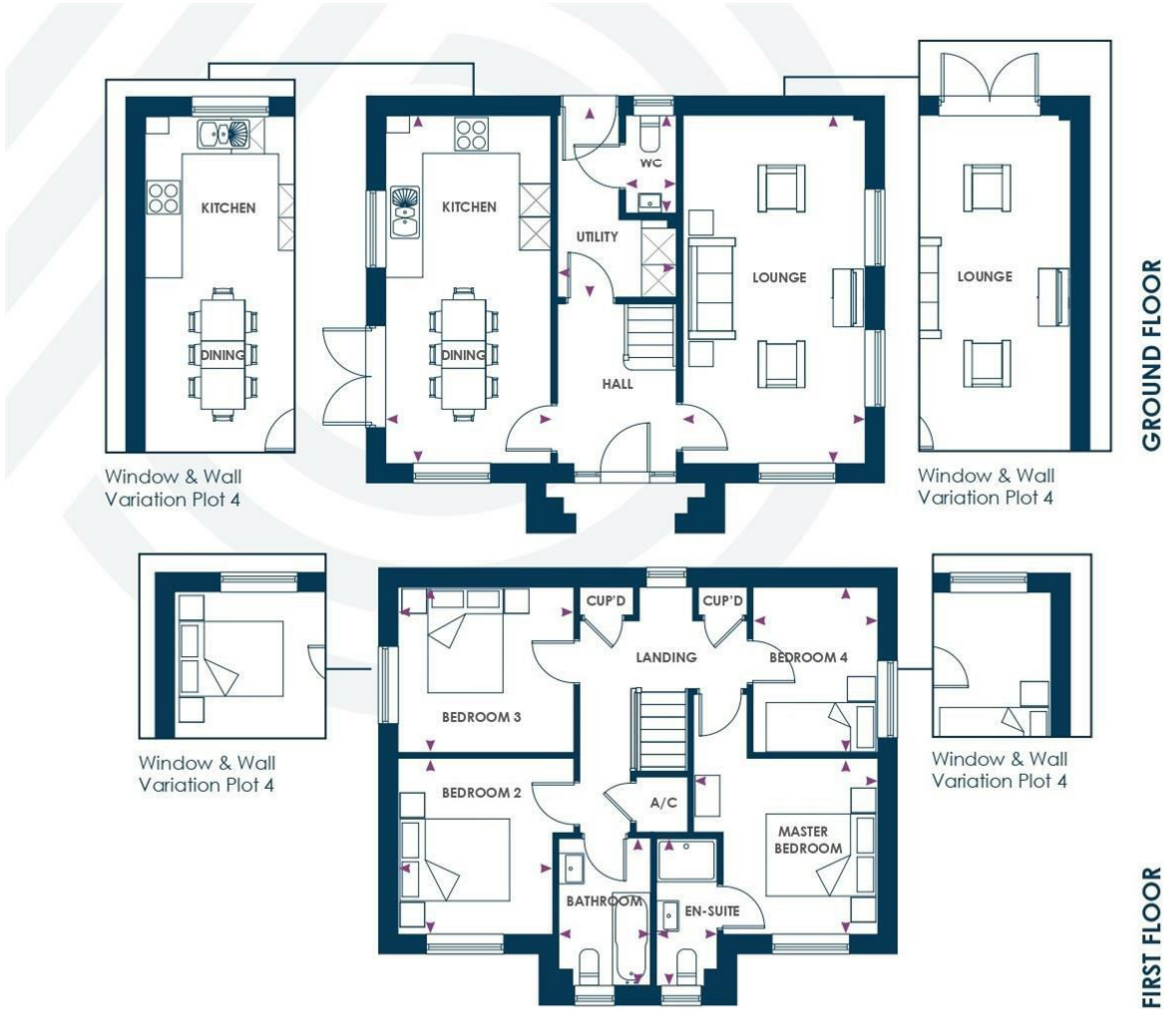
BEDROOM 4 7'2" x 9'9" (2.20m x 2.99m)

BATHROOM 5'5" x 8'5" (1.66m x 2.59m)





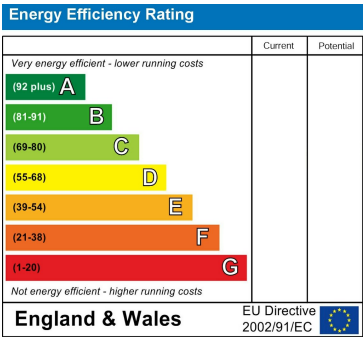
Floor Plan



Area Map



Energy Efficiency Graph



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