



## **2 Bro Elfed, Cynwyl Elfed, Carmarthen, SA33 6TN**

**Offers in the region of £175,000**

Situated on the outskirts of the village of Cynwyl Elfed, this well-presented semi-detached home enjoys a peaceful setting while remaining conveniently located just 7 miles from Carmarthen.

The accommodation is thoughtfully arranged and comprises a welcoming living room, along with a kitchen/dining area ideal for everyday family living. To the rear, a hallway provides access to a useful utility room and cloakroom, adding to the home's practicality.

On the first floor, the property offers three good-sized bedrooms and a modern family bathroom.

Externally, the property benefits from off-road parking and generous gardens, providing excellent outdoor space for children, entertaining, or gardening enthusiasts.

Further features include oil-fired central heating and double-glazed windows throughout.

An ideal purchase for first-time buyers or young families seeking a comfortable home in a pleasant village location with easy access to town amenities.



## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

Stairs leading to first floor and doors off to .....

LIVING ROOM 17'6" x 10'7" (5.35m x 3.23m)



Windows to front and side elevation, radiator and feature fireplace.



KITCHEN/DINING ROOM 16'8" x 7'6" (5.09m x 2.30m)



Fitted with a good range of wall and base units including display cupboards and incorporating a single bowl single drainer stainless steel sink unit, Bosch electric hob with extractor over and a Hotpoint oven.

Windows to side and rear elevation, radiator and door to rear hallway.



### REAR HALLWAY

With exterior door to side garden, door to cloakroom with WC and door to utility room.

UTILITY ROOM 6'8" x 9'6" (2.05m x 2.92m)



Base unit with a circular stainless steel sink unit, plumbing for washing machine, 2 wall units and cupboard housing the oil central heating boiler, window to front elevation.

## FIRST FLOOR



Landing with radiator, access to loft space, airing cupboard and doors off to.....

BEDROOM 1 13'10" x 9'6" (4.22m x 2.92m)



Windows to front and side elevation, radiator and recess over the stairs for storage.



BEDROOM 2 8'3" x 10'0", ext to 15'1" (2.52m x 3.05, ext to 4.60m)



Window to side elevation and radiator.



**BEDROOM 3** 12'0" x 8'0" ext to 9'11" (3.67m x 2.45m ext to 3.03m)



Window to front, radiator, over stairs recess for storage and a range of fitted wardrobes with mirrored doors.

**BATHROOM** 8'0" x 4'9" (2.45m x 1.45m)



Panelled bath, WC and wash hand basin, heated towel rail/radiator and window to side elevation, fully tiled.

**EXTERNALLY**



The property enjoys attractive and well-proportioned grounds, with off-road parking located to the front. To one side of the house is a small, enclosed lawned garden, ideal for low-maintenance outdoor use. On the opposite side, a larger lawned garden extends to the boundary of the River Duad, offering a pleasant outlook and a peaceful riverside setting.



**SERVICES**

Mains water, electric and drainage

**COUNCIL TAX**

We are advised that the Council Tax Band is C

**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

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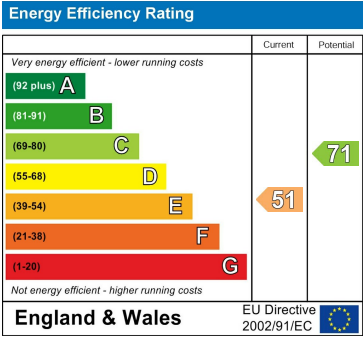
e mail [sales@bj.properties](mailto:sales@bj.properties)

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.