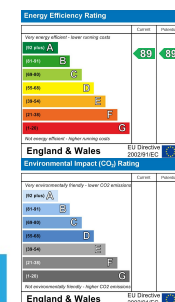


8 Cae Seiri, Carmarthen, SA31 2BZ

- DETACHED HOUSE
- FOUR RECEPTION ROOMS
- DETACHED GARAGE
- PART OF AWARD WINNING DEVELOPMENT (2014)
- HEATING - GAS
- SEVEN BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- EDGE OF TOWN LOCATION
- EPC RATING - B

£750,000

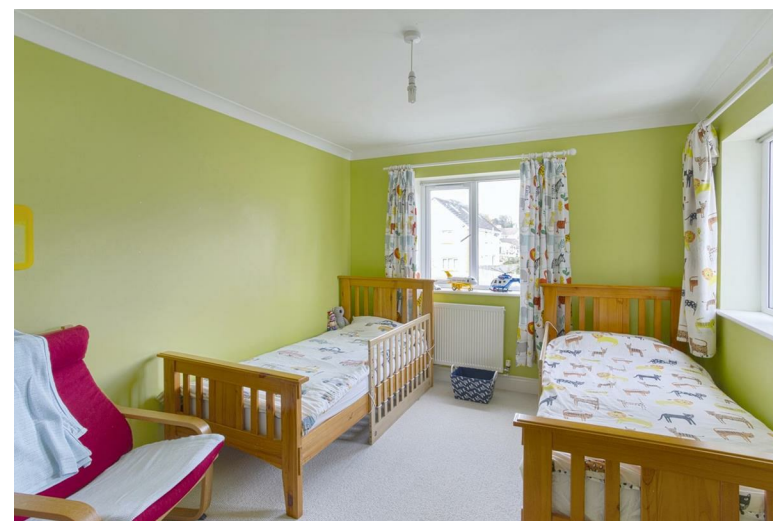
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



GENERAL INFORMATION
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band G
FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @WWProps
<https://www.facebook.com/westwalesproperties/>
 Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
 IRK/REM/05/24 REM OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



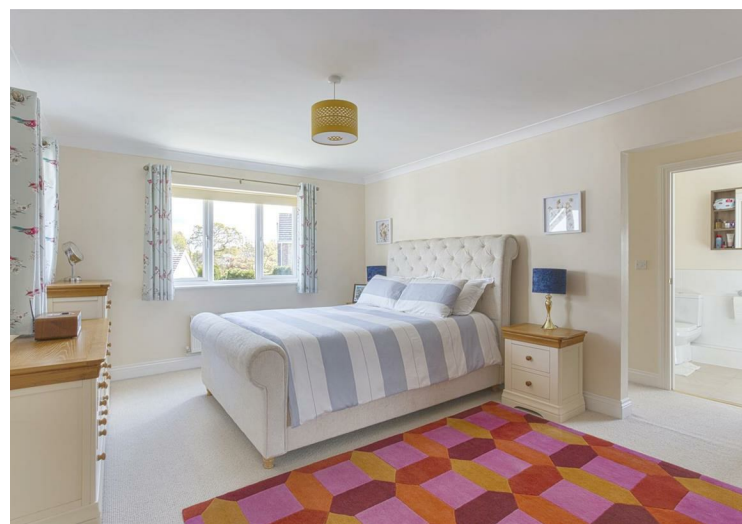
This is a fantastic opportunity to purchase a unique, modern detached house with seven double bedrooms, situated on the outskirts of Carmarthen Town, close to local amenities and transport links.



Part of an award-winning small development (2014), the property briefly comprises; entrance hall, open plan kitchen / dining / sunroom / living room, perfect for hosting gatherings or simply relaxing with loved ones. Two further reception rooms, one of which the current vendors are utilising as a home office, and the other as a home gym. The first floor of the property offers five double bedrooms, two with ensembles, along with a separate family bathroom. The top floor of the property comprises two flexible rooms which can be used as double bedrooms or hobby / snug / business spaces. The ground floor benefits from underfloor heating.

Externally the property offers off road parking for multiple vehicles, a detached garage to the front, and has 4KW solar panels. The south facing rear garden, which is laid to lawn with patio and decking areas, is ideal for enjoying a peaceful morning coffee or hosting summer barbecues and has plenty of space for all your family and pets to play.

If you're looking for a family home with space to relax and entertain, this property in Cae Seiri will tick all your boxes. We recommend early viewing to ensure you don't miss out on the opportunity to make this house your new home!



The County town of Carmarthen lays claim to being the oldest town in Wales. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthurs wizard. Situated on the River Towy, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town.

Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. It is well served by numerous primary schools and two secondary schools offering education in Welsh and English. Excellent road links via the A40/A48/M4 and rail provide great access to Wales and beyond.



DIRECTIONS
From our office on Dark Gate in Carmarthen, Head west on Dark Gate, Continue onto Lamas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, Go through 1 roundabout, Turn right signposted Cae Seiri, The property will be on your right. What3Words Reference; ///volume.deeds.kindest
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.