

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

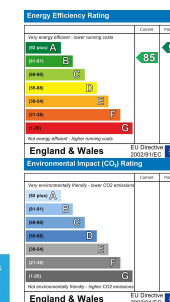


25 Maesglasnant, Cwmffrwd, Carmarthen, Carmarthenshire, SA31 2LR

- DETACHED HOUSE
- CONSERVATORY
- OUTSKIRTS OF CARMARTHEN TOWN
- GARDEN ROOM AND SUMMER HOUSE
- HEATING -
- FOUR BEDROOMS
- OFF ROAD PARKING
- NO CHAIN
- DETACHED GARAGE
- EPC RATING - B

No Onward Chain £550,000

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



GENERAL INFORMATION
VIEWING: 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 F
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 OK REM

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.

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The Agent that goes the Extra Mile





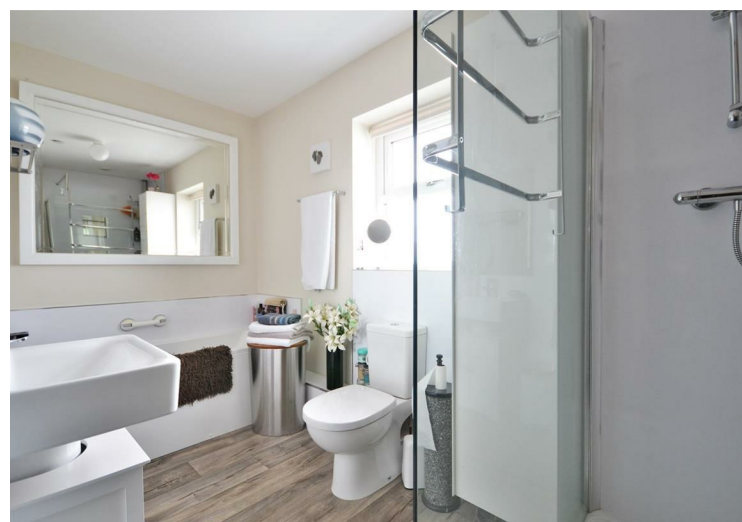
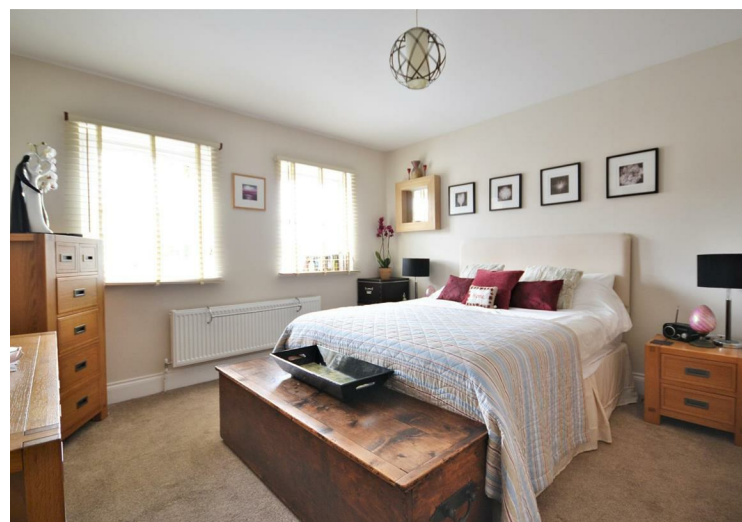
A wonderful opportunity to purchase this four-bedroom detached house, built in 2017 with the welcome addition of a Garden Room, which was built in August 2018. The property is situated in the sought-after location of Cwmffrwd on the outskirts of Carmarthen town.



Enter this family home into its inviting Entrance Hall with a feature central wooden staircase and doors leading through to, Open Plan Kitchen/Dining Room with integrated appliances, Silestone Quartz worktops, an Integrity sink, a range of fitted bases and eye-level units along with a wall of tall pantry storage units and French doors leading out to a rear patio area, Utility Room with additional workspace, fitted units, basin and an instant hot water tap with the back door out to the side of the property, WC, Office, Living Room with feature period fireplace and French doors leading out to a Conservatory with doors out to the rear enclosed garden.

The first floor houses the Master Bedroom Suite, with En-suite Shower Room and Walk-in Wardrobe/Dressing Room, a Family bathroom with a bath, a separate shower cubicle, WC and washbasin and 3 further double bedrooms.

The property sits centrally on its plot with a small lawned area with mature shrubs and trees, a detached garage and ample off-road parking at the front of the property. To the rear of the property, there is an enclosed garden that has been beautifully landscaped and split into multilevel areas. With a variety of flowering plants, shrubs and trees there is a lawned area, two patio areas, and gravelled areas. The property also benefits from a garden room, built in 2018 this stunning space is suitable for a multitude of uses including additional living space with a large storage area. There is also a greenhouse, for growing those plants that need protection from the cold weather, this is a real gardeners garden.



DIRECTIONS

From Carmarthen head towards Kidwelly on the A484. Entering the village of Cwmffrwd, take the first turning on the left and the first right on to Heol Nantylasdwyr and then take the left onto Maesglasnant, continue along this round and around the right-hand bend where the property can be found on the left-hand side denoted by our For Sale Board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.