

Floorplan

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.

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 E
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.
CFP/REM/10/24 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

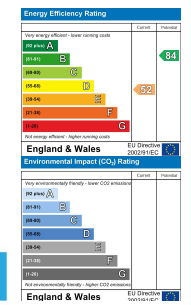


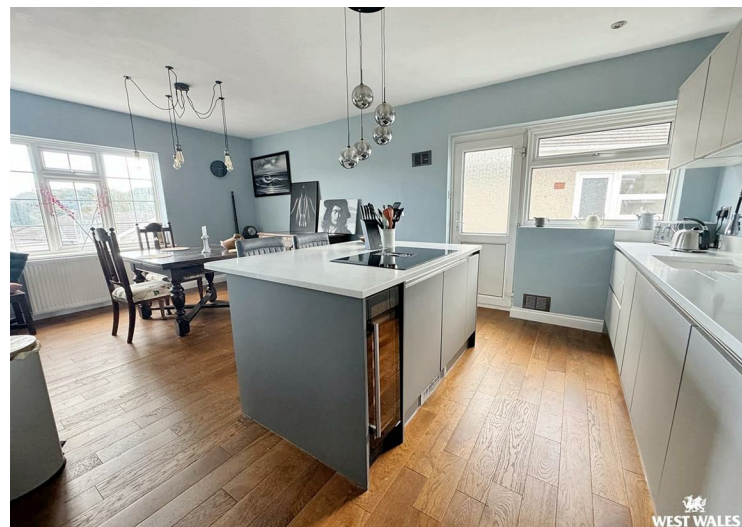
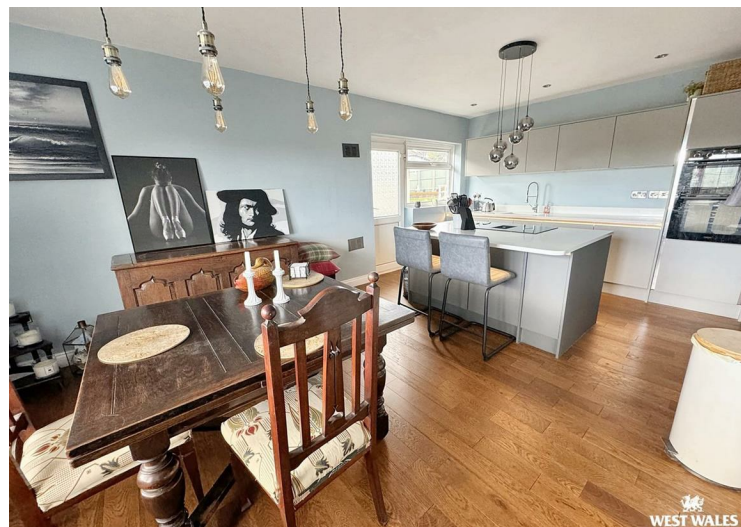
18 Maes Y Dderwen, Carmarthen, SA31 3LX

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- FRONT AND REAR GARDEN
- NO CHAIN
- HEATING - GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- CLOSE TO AMENITIES
- EPC RATING - E

£325,000

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



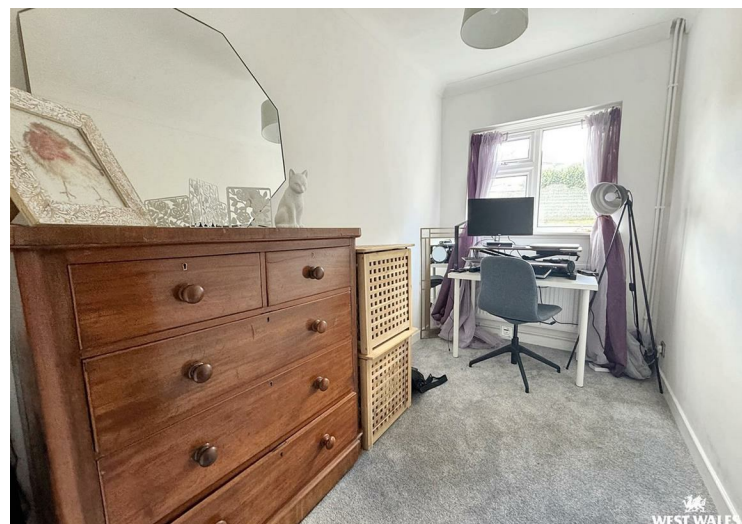
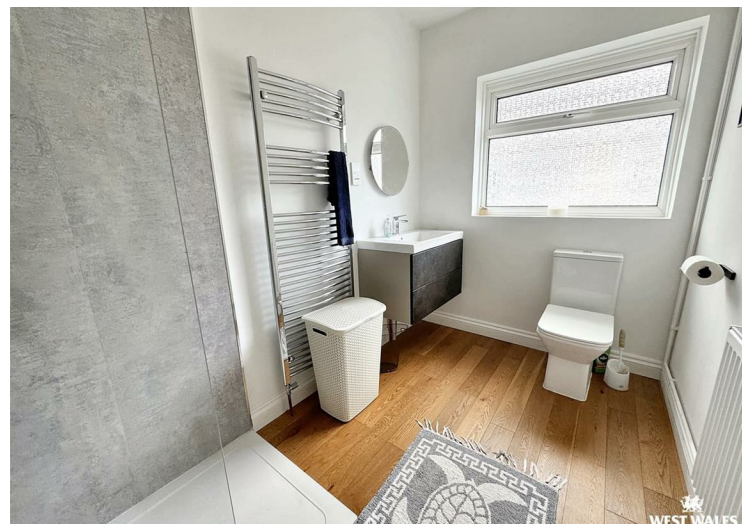
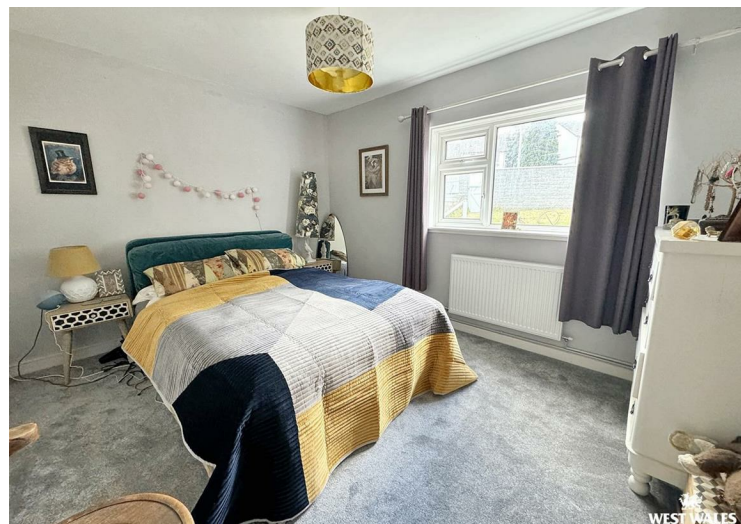


A fantastic opportunity to purchase this beautifully presented three-bedroom detached bungalow, which has been modernised and greatly improved by its current owner to create this impressive home. The property is situated in the popular area of Johnstown, conveniently located on the outskirts of Carmarthen town with easy access to local amenities and transport links.

The property will appeal to many different buyers from someone looking for a fantastic home to downsize to or for a family just starting out. We highly recommend viewing this bungalow to appreciate all it has to offer. The property briefly comprises; an entrance hall, a wonderful living room which opens onto the kitchen/dining room, which is perfect for everyday family life or for entertaining. There are two double bedrooms, a single bedroom and a family shower room.

Externally the property offers a combination of patio and lawn area to the front, with a driveway to the side, offering off-road parking for a couple of cars, a garage and a utility area. To the rear, there is a garden with a lawn area and patio, perfect for alfresco dining or allowing space for the children or dog to play.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and start envisioning the life you could create in this wonderful home.



DIRECTIONS
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto Picton Terrace/B4312, Continue to follow B4312, Turn left onto Maes-Y-Dderwen, The property will be on the right. What3Words Reference; ///palms.defend.basin

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