

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: 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 E

FACEBOOK & TWITTER

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<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/CFP/01/25 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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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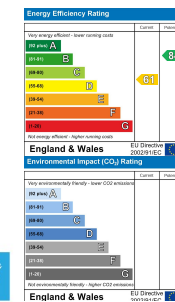


26 Maes Y Dderwen, Carmarthen, SA31 3LX

- DETACHED HOUSE
- GARAGE
- REAR GARDEN
- CLOSE TO AMENITIES
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- GOOD TRANSPORT LINKS
- EPC RATING - D

£315,000

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The Agent that goes the Extra Mile





This beautifully presented three-bedroom detached house has been thoughtfully modernised and greatly improved by its current owner, resulting in a truly impressive family home. Located in the popular area of Johnstown, just on the outskirts of Carmarthen town, the property enjoys convenient access to local amenities and transport links.

This property is ideal for a range of buyers, whether you're a growing family seeking an incredible family home in a great location or someone looking to downsize without compromising on comfort and style. Viewing is highly recommended to appreciate the quality and versatility of this home.

The ground floor accommodation includes a welcoming entrance hall that leads to an approximately 7-metre-long living/dining room, perfect for relaxation or entertaining guests. The living room flows seamlessly into a modern kitchen, which is both functional and stylish. Off the kitchen, there is a useful utility room, providing additional storage and workspace. A separate office is also located on this floor, ideal for those working from home or as a quiet study space.

Upstairs, the property offers three double bedrooms, all filled with natural light and thoughtfully designed for comfort. The main family bathroom is also located on this floor and features modern fittings, with an additional WC for convenience. New Windows throughout installed November 2024.

Externally, the property features a combination of lawn and driveway to the front, creating an inviting first impression and is located at the end of a cul-de-sac. A side driveway provides off-road parking for multiple vehicles and leads to a garage, offering ample storage space. The rear garden is a delightful retreat, with a lawn and patio area perfect for alfresco dining, entertaining, or allowing space for children and pets to play.

Don't miss out on this exceptional home. Book a viewing today and start imagining the life you could create in this wonderful property.



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; [///offer.keys.hurry](#)
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.