

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

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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/08/24 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

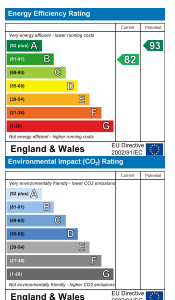


26 Maes Pedr, Carmarthen, SA31 3BR

- DETACHED HOUSE
- EN-SUITE TO MASTER
- OFF ROAD PARKING
- OUTSKIRTS OF CARMARTHEN TOWN
- HEATING - GAS
- THREE BEDROOMS
- DETACHED GARAGE
- REAR GARDEN
- GOOD TRANSPORT LINKS
- EPC RATING - B

Offers In Excess Of £260,000

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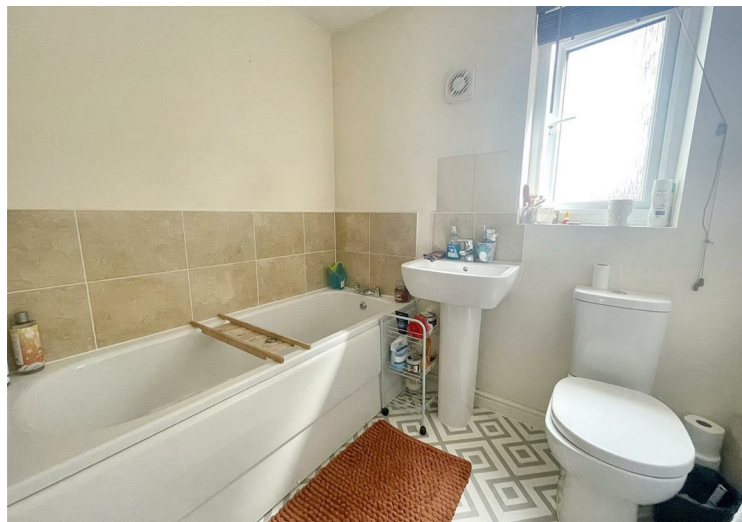
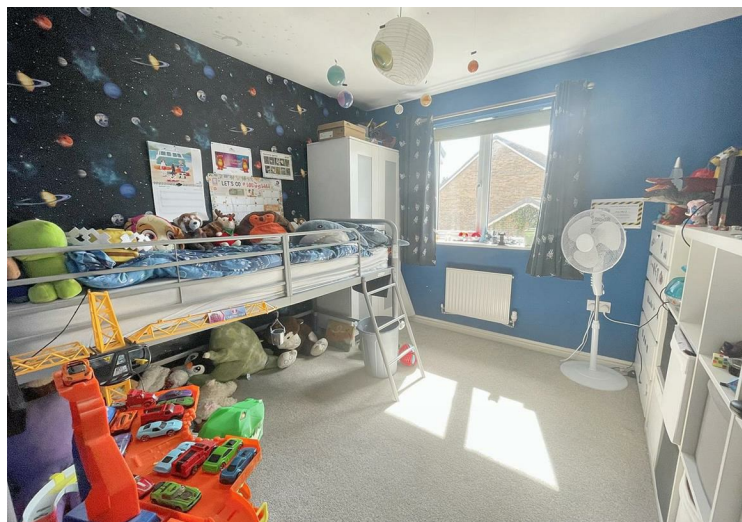


Nestled on the sought-after Maes Pedr estate on the outskirts of Carmarthen town, this beautifully presented three-bedroom detached family home offers modern living at its finest. Built in 2016, the property features a detached garage and off-road parking, with the garage also being accessible from the rear garden.

The home is thoughtfully designed with gas central heating throughout. The reception room offers a welcoming space for relaxation, while the open-plan kitchen/diner is perfect for family gatherings and entertaining. A separate utility area and a convenient downstairs cloakroom enhance the home's practicality. The master bedroom benefits from an en-suite, providing a private retreat within this well-appointed home, as well as two further bedrooms and a family bathroom.

Conveniently located within walking distance of primary and secondary schools in Johnstown, the property is ideal for families. Carmarthen town, just a short distance away, offers a wide range of national retailers, bus and rail stations, and easy access to the M4 dual carriageway, ensuring excellent connectivity.

The County town of Carmarthen lays claim to being the oldest town in Wales. One of towns most famous early residents was Merlin the Magician. 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 eight miles north of its mouth at Carmarthen Bay, 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. Beyond the market, 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. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



DIRECTIONS
 From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lamma St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, Take the exit towards Travellers Rst/Llanllwch/Maes y Sioe/Showground/Marchnad Da Byw/Livestock Mkt, Turn left onto St Clears Rd/B4312, Continue straight, At the roundabout, take the 2nd exit, Continue onto Lyssonen Rd, Turn right into Maes Pedr, Take the first right, The property is on the

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