



5 Maes Lewis Morris, Llangunnor, Carmarthen SA31 2PL

Offers in the region of £195,000

Superbly Presented Modern 3 Bedroom
Semi Detached House

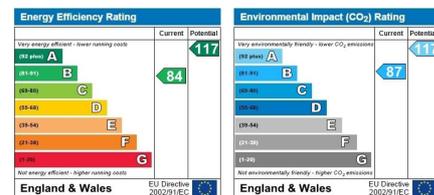
Parking Area To Side, Popular Area

Outskirts Carmarthen Town

Convenient Location, Viewing

Recommended

EER: 84



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NWT/DT/78159/280920

DESCRIPTION

A modern property having double glazing, gas central heating, parking area to side and situated in a popular cul-de-sac on the outskirts of Carmarthen Town in Llangunnor giving easy access for M4 dual carriageway, within walking distance of park, junior school and shop. The property is well presented, parking area to side and offering 3 bedrooms with the main one being en suite. internal viewing highly recommended.

HALLWAY

Front entrance door, staircase to first floor, radiator, door to understairs store cupboard, door to:

CLOAKROOM

WC, wash hand basin, radiator.

LIVING ROOM

16' x 10'1 (4.88m x 3.07m)
Double glazed window to front, radiator.

KITCHEN / DINING ROOM

17'1 x 10' (5.21m x 3.05m)
Fitted with a range of matching wall and base units with worktops over, electric oven, 1½ bowl stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, built-in fridge/freezer, 4 ring gas hob with extractor fan over, double glazed window to rear, gas boiler which runs the central heating and hot water system, French doors with side glazed panels looking out to the patio and enclosed garden.

FIRST FLOOR LANDING

Double glazed window to side, radiator, door to airing cupboard, door to:

BATHROOM

6'9 x 6' (2.06m x 1.83m)
Suite comprising of panel bath with mixer tap and shower attachment, WC, wash hand basin, radiator, opaque double glazed window to rear, radiator.

BEDROOM ONE

10'2 x 9'5 (3.10m x 2.87m)
Double glazed window to rear, radiator.

EN SUITE SHOWER

7'3 x 3'8 (2.21m x 1.12m)
Suite comprising of shower cubicle, WC, wash hand basin, radiator.

BEDROOM TWO

12'2 x 8'7 (3.71m x 2.62m)

Double glazed window to front, radiator.

BEDROOM THREE

8'9 x 8'4 (2.67m x 2.54m)
Double glazed window to front, radiator.

EXTERNALLY

To the front of the property there is an open forecourt with scattered shrubs to borders. A side drive with ample parking. The rear enclosed garden is laid to lawn with a patio area.

SERVICES

We are advised

PLEASE NOTE

We are informed by the vendor that high speed internet is available at the property.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Carmarthen office, continue to the end of Lammas Street turning left into Heol Morfa Brenin. Continue on down to the roundabout, take the first junction off to the left going into the right hand lane at the roundabout. Continue straight on, 2nd junction keeping in the right hand lane. At the traffic lights continue on out of town over Towy bridge passing Towy Garage, at the roundabout take the 2nd junction off. Continue on through Pensarn onto the mini roundabout at the end. Turn left, go under the flyover and continue on up the hill to the brow. Take the 3rd turning off to the left into Mae Lewis Morris and the property will be found after a short distance on the left hand side.