

Terry Thomas & Co

ESTATE AGENTS



23 Maes Macsen Carmarthen, SA31 3DA

Situated in Maes Macsen Estate on the outskirts of Carmarthen Town, this mid-terrace house offers two well-proportioned bedrooms and a spacious reception room, a Kitchen/Family room and enclosed rear garden. Thoughtfully laid out to maximise space and light, the property provides both comfort and practicality. Located in a peaceful setting yet close to Carmarthen town centre and local amenities, it's an excellent opportunity for families, couples, or professionals seeking a convenient and welcoming home.

Offers in the region of £159,950

23 Maes Macsen

Carmarthen, SA31 3DA



Exterior

Open canopied storm porch with brick-paved parking area to the front. A matching brick-paved pathway leads to the composite double-glazed entrance door.

Entrance Hall

Spacious entrance hall with single panel radiator and staircase rising to the first floor. Doorway giving access to the kitchen.

Open Plan Kitchen/Dining/Family Room

6.76m x 3.7m narrowing to 2.76m. Fitted with a range of base and eye-level units with matt white door and drawer fronts, complemented by a granite-effect worksurface. Inset 1½ bowl stainless steel sink. Four-ring mains gas hob with fan-assisted oven and grill below, and pull-out extractor hood above. Space for fridge/freezer and plumbing for washing machine. Matching breakfast bar area. uPVC double-glazed window to the front aspect. Wood-effect vinyl flooring. Useful open recess beneath the stairs.

Cloakroom/WC

Close coupled economy flush WC, wall mounted wash hand basin with tiled splashback.

Lounge

Two single panel radiators. uPVC double-glazed French doors opening onto the enclosed rear garden.

Part Galleried

Landing area with access to loft space.

Bedroom 1:

12'3" x 7'9" (3.74m x 2.38m)
uPVC double glazed window to rear overlooking the gardens and extensive views over the surrounding countryside and Town beyond. Panelled radiator, thermostatically controlled.

Bathroom:

5'6" x 6'0" (1.69m x 1.84m)
Fitted with a modern three-piece white suite comprising panelled bath with glass shower screen and chrome mixer tap/shower over, close-coupled economy flush WC, and pedestal wash hand basin with chrome mixer tap. Thermostatically controlled single

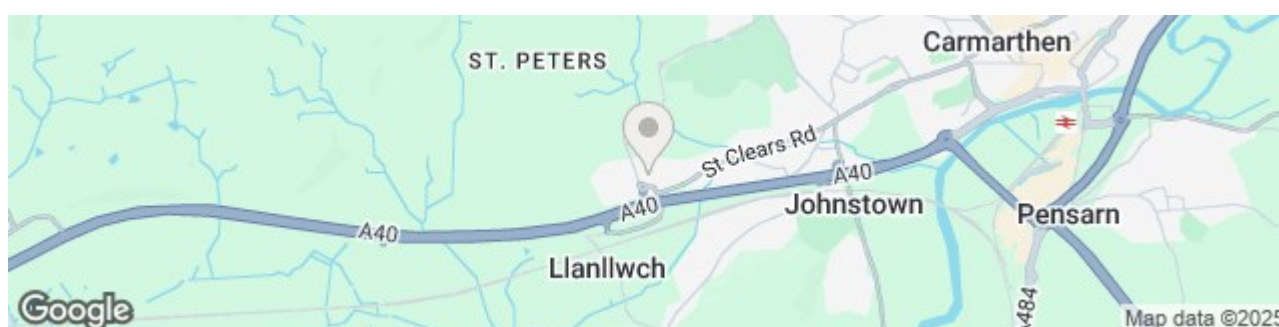
panel radiator. Part-tiled walls and ceiling-mounted extractor fan.

Front Bedroom 2:

12'3" x 7'8" (3.74m x 2.35m)
Built-in double wardrobe unit with floor to ceiling sliding mirror door fronts. Two uPVC double glazed windows to fore. Single panelled radiator, thermostatically controlled.

Externally

The property benefits from an enclosed rear garden, mainly laid to lawn and bordered by timber fencing to three sides. The garden enjoys a desirable south-east facing aspect. Annual Service charge on property (please see Remus Certificate for breakdown.)
£192.47 p.a made in two instalments







Floor Plan

Type: House - Mid Terrace
Tenure: Freehold
Council Tax Band: C

Services: Mains Electricity, Drainage, Water and Gas. **£192.47** annually split into two payments throughout the year.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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