



Dan Y Cwarre
Carway
Kidwelly
SA17 4JA

Offers In Region Of **£199,500**



- Modern Detached 3 Bed (En Suite) Family Home
- Easy Waking Distance To Ffoslas Racecourse
- Cul De Sac Position On Modern Development
- Nicely Presented Accommodation & Conservatory
- Ent Lobby, Living Room, Cloakroom, Kitchen/Diner
- Conservatory, 3 Beds (1 En Suite), Bathroom
- Private Landscaped Rear Patio Garden
- Car Parking Drive For 2 Cars & Garage
- Easy Travelling Distance To Carmarthen & Llanelli
- Viewing Recommended!!

General Description

A well presented detached 3 bedroom (en suite) house conveniently situated on a popular modern development within the village of Carway being within walking distance to the popular Ffoslas racecourse. The accommodation comprises of Lounge, Kitchen/Diner, conservatory and cloakroom to the ground floor, Three Bedrooms with the master having En suite shower room and family bathroom to the first floor. Externally there is car parking drive for 2 cars leading to garage with landscaped garden to the rear for relaxing.

EPC Rating: B82

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Dan Y Cwarre, Carway, Kidwelly.

Property Description

A modern detached 3 bedroom (en suite) house ready for immediate occupation located on a modern residential estate of different style properties. The accommodation offers roomy light and airy accommodation ideally suited for a family with a junior school in the village.

The property provides immaculately maintained accommodation throughout smoke alarms, gas central heating and double glazed windows.

The accommodation provides entrance hall, living room, cloakroom, kitchen/diner and conservatory. First floor provides 3 double bedrooms one with en suite facility and family bathroom.

Outside there is a tarmac car parking driveway for 2 cars leading to garage with potential to convert (STC), with landscaped patio garden being ideal to relax and entertain. The towns of Carmarthen and Llanelli are within easy travelling distance offering a good range of amenities and facilities.

Entrance Lobby

Double glazed front entrance door, radiator, timber effect flooring, door to:

Living Room (16' 03" x 10' 04"Max Max) or (4.95m x 3.15m Max)

Window to front, radiator, timber effect flooring, door to:

Inner lobby

Stairs to first floor, timber effect flooring, radiator, door to:

Separate WC (4' 09" x 3' 03") or (1.45m x 0.99m)

Modern suite comprising WC and wash basin, timber effect flooring.

Kitchen/Diner (18' 10" x 7' 10") or (5.74m x 2.39m)

Modern contemporary fitted base and eye level cupboards with 1.5 bowl sink unit and mixer tap, built in electric oven with gas 4 ring hob and extractor hood over, plumbing for dishwasher and washing machine, fridge space, Ideal gas fired boiler, window to rear, double glazed French doors to:

Conservatory (7' 11" x 7' 07") or (2.41m x 2.31m)

Fully double glazed, power connected, French doors to garden.

First Floor Landing

Built in over stairs cupboard, doors to:

Bedroom 1 (13' 10" x 9' 08"Max Max) or (4.22m x 2.95m Max)

2 Windows to front, radiator, fitted wardrobes, door to:

Ensuite Shower Room (6' 11" x 4' 09") or (2.11m x 1.45m)

Modern suite comprising double shower cubicle, wash hand basin,WC, radiator, extractor fan, timber effect flooring.

Bedroom 2 (9' 10" x 7' 11") or (3.00m x 2.41m)

Radiator, window to rear.

Bedroom 3 (11' 06" x 8' 09") or (3.51m x 2.67m)

Radiator, window to rear.

Bathroom (8' 09" x 5' 07") or (2.67m x 1.70m)

Modern suite comprising bath, WC, wash hand basin, radiator, extractor fan, timber effect flooring.

Outside

Tarmac based car parking drive for 2 cars leading to garage 16'9 x 7'9 with up and over sliding door, power and light connected having potential to convert into further living accommodation if required (subject to consent). Side garden gate with pathway leading to level rear patio garden being nicely landscaped with decorative stone, shrub borders,trees enclosed within timber fencing.

Broadband and Mobile phone

Ultrafast broadband is available in the area, for mobile phone signal information, please check with your network provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From Carmarthen take the A484 Llanelli road and carry on through the village of Cwmffrwd, and take a left turning at the bend signposted Pontyiets. Carry on for approx 5 miles passing through Meinciau and down into Pontyiets, and proceed through until arriving at the railway crossing and take an immediate right in front of pub. Proceed along for another 2 miles until arriving at Carway and take a left turning at small roundabout for racecourse and carry on another 0.3 mile where the entrance into the estate can be seen further along on the left. Turn right and immediate left into Waungron and take the next left turning into Dan Cwarre, and continue down and around to the right where the property can be found further along on the left.

