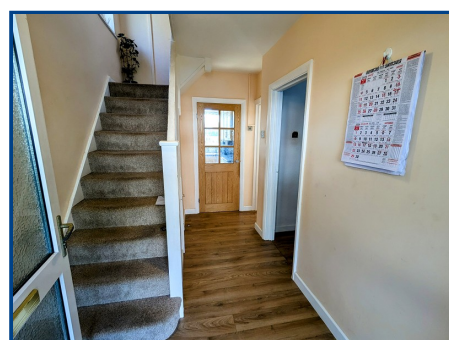


**22 Hafod Cwnin
Carmarthen
Carmarthenshire.**

Offers In Region Of £199,500



- Semi Detached 3 Bedroom Family Home
- Popular Edge Of Carmarthen Town Location
- Easy Walking Distance To Glangwili Hospital
- 5 Minute Drive To Town Centre
- Hall, 2 Rec Rooms, Kitchen, 3 Beds, Bath & WC
- **** NO ONWARD CHAIN****
- Car Parking Driveway For 2 Cars & Garage
- Mature Front & Rear Lawn Gardens
- Quiet Cul De Sac Location
- Easy Access To Carriageway & Trunk Roads

General Description

**** NO ONWARD CHAIN**** - A semi detached 3 bedroom town centre property located on a cul de sac estate within the busy and popular town of Carmarthen, and being within close proximity to Glangwili Hospital and the dual carriageway. The property offers family sized accommodation including 2 reception rooms with gas central heating. Outside there is a car parking driveway leading to garage at rear with front and rear lawned gardens to sit out and enjoy.

EPC Rating: D62

Hafod Cwnin, Carmarthen, Carmarthenshire.

Property Description

A most conveniently positioned semi detached family home located on a cul de sac estate within the popular Town of Carmarthen being within easy level walking distance to Glangwili General Hospital. The property offers good sized accommodation and provides hallway, 2 reception rooms, kitchen and the first floor provides 3 bedrooms, bathroom and separate WC.

Outside there is a car parking driveway leading down to garage at rear with mature front and lawned gardens to sit out and relax.

The property is located just off a regular bus route within easy level walking distance of Glangwili General Hospital and Tanerdy Petrol Filling Station and Convenience Store, and is within walking distance of the readily available facilities and services at the centre of market town of Carmarthen including modern shopping and cinema, rail station and schooling. The property also enjoying ease of access to the A40 carriageway, A484 and A485 trunk roads.

Entrance Hall (11' 09" x 6' 08") or (3.58m x 2.03m)

Stairs to first floor, radiator, laminate flooring, under stair cupboard, doors to:

Living Room (13' 05" x 11' 08") or (4.09m x 3.56m)

Bay window to front, radiator, fireplace with coal effect gas fire, laminate flooring.

Dining Room (12' 05" x 11' 00") or (3.78m x 3.35m)

Rear exterior door with large window, radiator, laminate flooring.

Kitchen (9' 02" x 8' 01") or (2.79m x 2.46m)

Fitted base and wall cupboards, sink unit with mixer tap, electric cooker and hob with hood over, tiled flooring, side exterior door.

First Floor Landing

Doors to:

Bedroom 1 (11' 05" x 10' 09") or (3.48m x 3.28m)

Window to rear, radiator, built in airing cupboard.

Bedroom 2 (15' 09" Max x 9' 05") or (4.80m Max x 2.87m)

Range of fitted wardrobes, bay window to front, radiator, laminate flooring.

Bedroom 3 (9' 07" x 7' 03") or (2.92m x 2.21m)

Window to front, radiator, laminate flooring.

Bathroom (7' 03" x 5' 05") or (2.21m x 1.65m)

Modern suite comprising bath with shower over and screen, wash basin, fully tiled walls, heated towel rail.

Separate WC

Low level flush WC.

Outside

Car parking driveway for 2 cars leading down to garage at rear. Front lawn garden with enclosed rear garden to sit out and relax.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the area. Please contact your network provider for further details.

Services

Mains electricity, mains water, mains gas, mains drainage, gas central heating.

Tenure

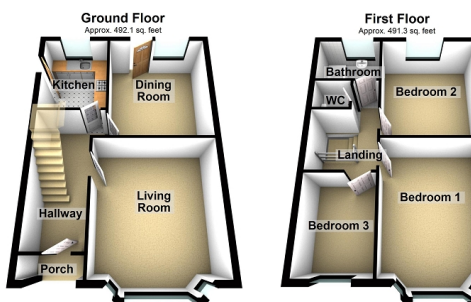
Freehold

Council Tax

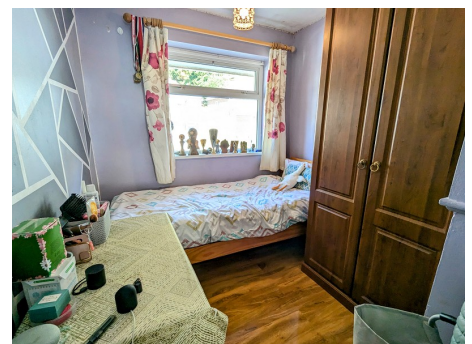
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Directions

From Carmarthen proceed out through Priory Street and continue along passing the Tanerdy filling station on your left until arriving at small mini roundabout. Take first left signposted Glangwili Hospital and continue on for approx 0.2 mile and take the next left turning up into Nash Avenue. Continue up to the back and turn right onto Hafod Cwnin and the property will be found immediately on the right.



Total area: approx. 983.4 sq. feet



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.