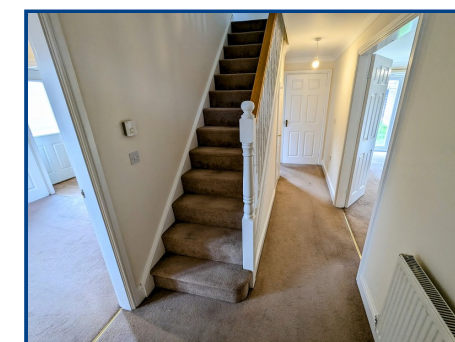


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Pant Y Barcud
Carmarthen
Carmarthenshire.**

Offers In Region Of **£310,000**



- Modern Detached 4 Bedroom Family Home
- Quiet Cul De Sac Modern Development
- Spacious Contemporary Accommodation
- Close Proximity To Carmarthen Town Centre
- Hall, WC, 2 Reception Rooms, Kitchen/Diner
- 4 Bedrooms (One En Suite), Family Bathroom
- Front & Rear Garden To Relax And Enjoy
- Single Garage With Parking Driveway
- **** NO ONWARD CHAIN****

General Description

**** NO ONWARD CHAIN **** - A spacious modern detached 4 bedroom (en suite) house perfect for the modern day family, located in a very popular edge of town development, and benefiting from an enclosed rear garden within which to relax & entertain, plus useful single garage and driveway parking.

EPC Rating: C79

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

Important notice

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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.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Pant Y Barcud, Carmarthen, Carmarthenshire.

Property Description

**** NO ONWARD CHAIN **** - A modern detached generously sized 4 bedroom (2 bath) family home ideal for a busy family being laid out for practical living, with ample storage space and easy maintenance in mind. Offers spacious accommodation with gas fired central heating and double glazed windows.

Accommodation briefly comprises hallway, cloakroom, dual aspect sitting room, reception/dining room and modern kitchen/dining room to the ground floor with 4 bedrooms, one with en suite shower room, and family bathroom at first floor.

Externally a small garden area is found to the front of the house with good sized enclosed lawn garden to the rear to relax and entertain with family, a single garage and driveway provides off road parking to the side of the house.

The property is located on a modern development of different style properties being within close proximity to Carmarthen town centre which offers a good range of amenities and facilities including schooling, modern cinema and shopping centre, rail station and good access onto the carriageway.

Entrance Hall

Front entrance door, radiator, under stair storage cupboard, stairs to first floor, doors to:

Living Room (22' 06" x 11' 04") or (6.86m x 3.45m)

Most spacious family room being light and airy with French doors to rear garden, 2 radiators, window to front.

Dining Room (10' 04" x 8' 08") or (3.15m x 2.64m)

Window to front, radiator, door to:

Kitchen (13' 06" x 12' 10") or (4.11m x 3.91m)

Modern fitted kitchen with a range of base and wall cupboards with sink unit, built in eye level electric oven, 4 ring gas hob with fitted hood over (not tested), plumbing for dish washer, radiator, double glazed side exterior door.

Separate WC (4' 08" x 3' 06") or (1.42m x 1.07m)

With WC and wash basin, radiator.

First Floor Landing

Built in cupboard housing the water tank system, doors to:

Bedroom 1 (13' 03" x 11' 03") or (4.04m x 3.43m)

Window to front, radiator, door to:

En-Suite Shower Room (6' 0" x 4' 01" Min Min) or (1.83m x 1.24m Min)

Modern suite comprising fully tiled shower cubicle, WC wash basin, radiator, half tiled walling.

Bedroom 2 (11' 04" x 8' 11") or (3.45m x 2.72m)

Window to rear, radiator.

Bathroom (7' 07" x 5' 08") or (2.31m x 1.73m)

Modern suite comprising bath with shower over and screen, WC, wash basin, radiator, partly tiled walling.

Bedroom 3 (13' 04" x 10' 05") or (4.06m x 3.18m)

Window to front, radiator.

Bedroom 4 (8' 11" x 8' 10") or (2.72m x 2.69m)

Window to rear, radiator.

Outside

Car parking driveway to side for 2 cars leading to single garage with up and over door. Rear enclosed lawned garden ideal for entertaining and relaxing, small lawn garden to front.

Broadband and Mobile phone

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

Services

Tenure

Freehold

Council Tax

E

Directions

Exit Carmarthen along Water Street turning left onto Glannant Road, proceed up this road passing the Model School on the left hand side. Shortly after take the second exit at the mini roundabout into the large estate, and then take the third left where the property will be found further along on the right.

