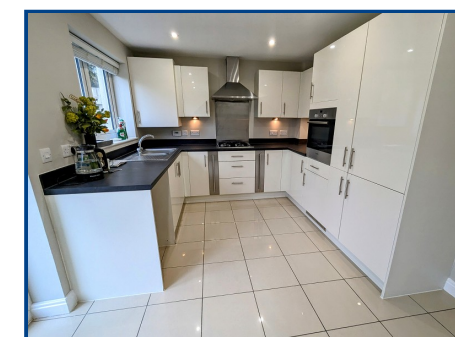
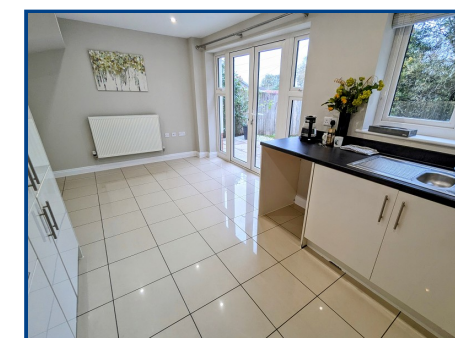


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Maes Lewis Morris
Llangunnor
Carmarthen
SA31 2PL

Offers In Region Of **£249,500**



- Modern Semi Detached 3 Bed (En Suite) House
- Popular & Most Convenient Edge Of Town Location
- Corner Plot On Quiet Modern Residential Cul De Sac Estate
- Spacious And Well Presented Accommodation
- Hall, WC, Living Room, Kitchen/Diner, 3 Beds, 2 Baths
- Mature Landscaped Garden To Relax & Enjoy
- Car Parking Area For 3 Vehicles
- Only 5 Minute Drive From Carmarthen Town Centre
- Viewing Advised To Fully Appreciate
- **** NO ONWARD CHAIN ****

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

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.

General Description

**** NO ONWARD CHAIN **** - A modern semi detached 3 bedroom (en suite) house conveniently located on a private cul de sac estate benefiting from a corner plot situated within the popular village of Llangunnor, on the edge of the bustling town of Carmarthen. The property offers spacious well presented small family accommodation with modern fitted kitchen and 3 bedrooms with one having an en suite facility. Outside there is an enclosed rear garden and paved patio to relax and enjoy with 3 car parking spaces.

EPC Rating: C76

Tel: **01267 230 645**

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

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

Maes Lewis Morris, Llangunnor, Carmarthen, Carmarthenshire.

Property Description

A most conveniently positioned modern semi detached 3 bedroom house having a corner plot located on a quiet residential estate of similar and different style properties within the popular village of Llangunnor being on the edge of the busy town of Carmarthen.

The property which is of traditional construction occupies a good sized corner plot offering spacious accommodation ideal for small families benefiting from gas fired central heating and double glazed windows. The accommodation provides entrance hall, WC, living room, open plan kitchen/diner, 3 bedrooms one with en suite facility and family bathroom.

Outside there are nicely presented gardens to front and rear with enclosed garden to rear with patio area being an ideal place to relax and entertain. Mature lawn garden with shrubbery and timber fencing creating privacy with three car parking spaces. The property is only a 5 minute drive from Carmarthen town centre offering a wide range of amenities including schooling, modern shopping centre and cinema, rail station, dual carriageway.

Entrance Hall

Double glazed front entrance door, radiator, laminate flooring, under stair cupboard, stairs to first floor, doors to:

Separate WC (5' 10" x 3' 03") or (1.78m x 0.99m)

Modern suite comprising WC, wash basin, heated towel rail, tiled flooring and walling.

Living Room (16' 01" x 9' 08") or (4.90m x 2.95m)

Wall mounted modern electric fire, laminate flooring, 2 radiators, window to front.

Kitchen/Diner (17' 03" x 9' 08") or (5.26m x 2.95m)

Modern fitted range of base and wall cupboards with sink unit, 4 ring gas hob with chimney hood over, built in fridge/freezer, pull out larder cupboard, built in washing machine, plumbing for dish washer, glazed tiled flooring, radiator, French doors to rear garden, spot lighting.

First Floor Landing

Built in over stair cupboard with radiator, access to loft space, radiator, doors to:

Bedroom 1 (10' 04" Max x 10' 02") or (3.15m Max x 3.10m)

Radiator, window to rear, door to:

Maes Lewis Morris, Llangunnor, Carmarthen, Carmarthenshire.

En-Suite Shower Room (10' 02" x 3' 09") or (3.10m x 1.14m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, laminate flooring, heated towel rail, fully tiled walls.

Bedroom 2 (12' 02" x 8' 07") or (3.71m x 2.62m)

Window to front, radiator.

Bedroom 3 (8' 09" x 8' 05") or (2.67m x 2.57m)

Window to front, radiator.

Bathroom (6' 11" x 6' 10") or (2.11m x 2.08m)

Modern suite comprising bath with shower over and screen, WC, wash basin, heated towel rail, fully tiled walling, laminate flooring.

Outside

The property occupies a good size corner plot with small lawn garden to front with car parking for 3 cars, wide pathway leading to rear enclosed mature garden with paved patio and lawned area with shrubbery being an ideal place to relax and entertain, all enclosed within timber fencing creating privacy.

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

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Exit Carmarthen along Pensarn Road and proceed down to the bottom and turn left at the mini roundabout under the bridge, and climb Babell Hill to the very top and the entrance into Maes Lewis Morris estate can be found on your left hand side. Proceed in to the estate and number 6 can be found further in on the left.

