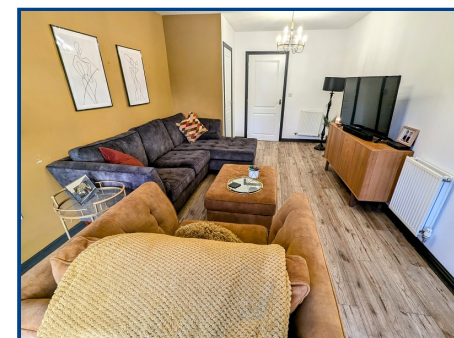
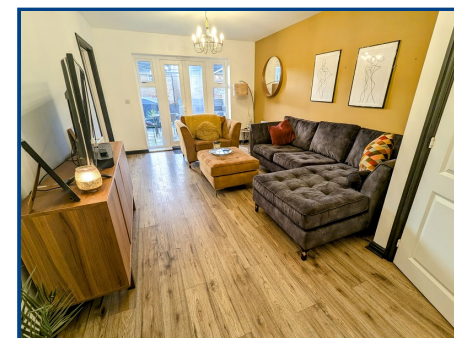


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**6 Erwau'r Garn
Carway
Kidwelly
SA17 4JB**

Offers In Region Of **£205,000**



- Modern Detached 3 Bed (En Suite) Family Home
- Cul De Sac Position On Modern Development
- Easy Waking Distance To Ffoslas Racecourse
- Nicely Presented Accommodation Throughout
- Ent Lobby, Living Room, Cloakroom, Kitchen/Diner
- 3 Bedrooms (En Suite) & Family Bathroom
- Landscaped Rear Garden For Relaxing
- Garage And Car Parking Driveway
- 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, cloakroom to the ground floor. First floor provides 3 Bedrooms with the master having En suite shower room, and family bathroom. Externally there is car parking drive for 2 cars leading to garage with landscaped garden and patio area to the rear for relaxing and entertaining.

EPC Rating: B82

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**

Erwau’r Garn, 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 well maintained accommodation throughout benefiting from gas central heating and double glazed windows. The accommodation provides entrance hall, living room, cloakroom, kitchen/diner, and the 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 garden including patio/seating area being ideal to relax and entertain. The popular Ffoslas racecourse is within walking distance with 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, laminate flooring, door to:

Cloakroom (5' 01" x 3' 02") or (1.55m x 0.97m)

Modern suite comprising WC and wash basin, laminate flooring, radiator.

Living Room (19' 03" x 11' 01") or (5.87m x 3.38m)

Radiator, timber laminate flooring, French Double glazed doors to rear garden, door to:

Kitchen/Diner (12' 07" x 9' 07") or (3.84m x 2.92m)

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, gas fired boiler, window to rear.

First Floor Landing

Built in store cupboard, radiator, doors to:

Bedroom 1 (13' 10" x 9' 09") or (4.22m x 2.97m)

2 Windows to front, radiator, built in cupboard, door to:

En-Suite Shower Room (9' 09" x 4' 0") or (2.97m x 1.22m)

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

Erwau’r Garn, Carway, Kidwelly.

Bedroom 2 (10' 09" x 10' 0") or (3.28m x 3.05m)

Radiator, window to rear.

Bedroom 3 (10' 10" Max x 10' 10") or (3.30m Max x 3.30m)

L shaped room with radiator, window to rear.

Bathroom (6' 10" x 6' 03") or (2.08m x 1.91m)

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

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 rear garden being nicely landscaped with decorative stone, shrub borders,trees with lovely patio/seating area to relax and enjoy enclosed within timber fencing.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available in the vicinity.

Services

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

Tenure

Freehold

Council Tax

D

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 hand and immediately left into Waungron, and follow the road around to the right proceeding straight on for Erwaur Garn. Carry on and around to the right where the proeprty will be found on the right.

