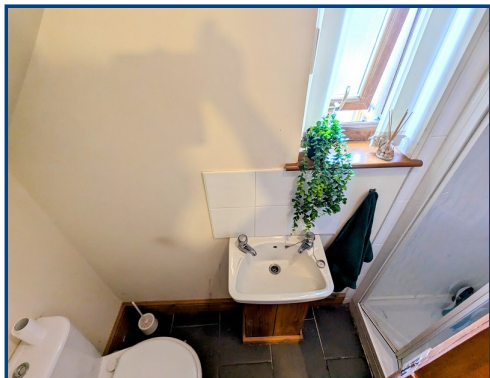
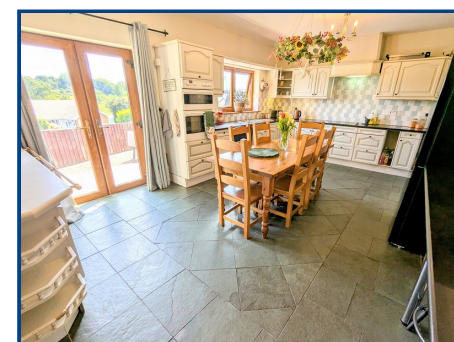




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Maeslan
Mynyddcerrig
Llanelli
Carmarthenshire.**

Offers In Region Of **£299,500**



- Modern Detached 3/4 Bedroom Dormer Property
- Popular Semi Rural Community Of Mynyddcerrig
- Spacious Well Presented Family Home
- Pleasant Rural Views To Front
- Hall, Kitchen/Diner, 3 Rec Rooms, Utility, Bathroom
- First Floor - 3 Beds, Shower Room & Separate WC
- Ideal Downstairs Living For Elderly/ Teenagers Or Air bnb
- Large Paved Driveway & Forecourt Providing Parking
- Enclosed Rear Patio Garden Safe For Children/Dogs
- Easy Access To Dual Carriageway & M4 Connection

General Description

A modern detached 3/4 bedroom dormer property located within the rural community of Mynyddcerrig with pleasant rural views across open countryside. An ideal family home offering spacious well presented accommodation including large kitchen/diner with downstairs sitting room/bedroom ideal for teenager's independence etc/air bnb etc (STC). Outside there is a large paved driveway providing ample parking, good size patio area to relax and enjoy, with enclosed rear patio safe for children and dogs.

EPC Rating: D66

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.

Tel: **01267 230 645**

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

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

Maeslan, Mynyddcerrig, Llanelli, Carmarthenshire.

Property Description

Pleasantly located detached modern 3/4 bedroom property having a pleasant semi rural location within a popular community being easily accessible to amenities and the A48 dual carriageway which links to the M4 Motorway and Carmarthen.

The property comprises a dormer style property having a slightly elevated position enjoying pleasant rural views to the front. The dwelling offers spacious well presented accommodation ideal for families providing entrance hall, spacious kitchen/diner ideal for family entertaining, living room, bathroom, 2 further reception rooms with one now used as sitting room being ideally suited as downstairs bedroom or self contained elderly persons, and having potential as air bnb (STC). There are 3 first floor bedrooms with shower room and separate WC accessed via two staircases.

Outside there is a large paved driveway leading to forecourt providing great car parking area for cars, caravans etc. Outside covered area with front paved patio to relax and enjoy, with pathway to side leading to large rear enclosed patio area safe for children and dogs. Small garden area at rear ideal for sitting out and storage purposes.

The property is set within the popular community of Mynyddcerrig, approx. 1 mile from the village of Drefach, which provides a garage/ convenience store and school. The neighbouring village of Porthyrhyd also has a village shop, Post Office and public houses, and there is a local school in Cefneithin which is approx. 3 miles away. There is easy access onto the A48 dual carriageway, which links to the M4 Motorway and Carmarthen, with the town of Llanelli being some 12 miles away again offering a good range of amenities and facilities.

Entrance Hall

Stairs to first floor, radiator, doors to:

Kitchen / Diner / Family Room (19' 05" x 12' 11") or (5.92m x 3.94m)

A most spacious room ideal for family entertaining with a range of fitted base and wall cupboards with fitted worktops, sink unit with mixer tap, electric hob with fitted hood over, built in electric oven, plumbing for dish washer, breakfast bar to side, tiled flooring, fridge space, radiator, French doors to front patio area, door to:

Living Room (18' 01" x 13' 0") or (5.51m x 3.96m)

French doors to rear patio/garden area, laminate flooring, radiator.

Bathroom (7' 0" x 5' 01") or (2.13m x 1.55m)

Modern suite comprising bath with shower over and screen, WC, vanity unit with wash basin, heated towel rail, spot lighting, partly tiled walls, extractor fan.

Inner Hallway

Stairs to first floor, under stair storage space, doors to:

Sitting Room/ Bedroom (12' 11" x 10' 04") or (3.94m x 3.15m)

French double glazed external doors providing independent access, radiator and would be ideally suited for teenagers/elderly persons having potential for air bnb (STC).

WorkRoom/ Home Office (11' 11" x 9' 08") or (3.63m x 2.95m)

French double glazed doors to rear patio/garden, radiator, door to:

Utility Room (10' 05" x 4' 10") or (3.18m x 1.47m)

Fitted base cupboards with work top and sink unit, plumbing for washing machine and dryer.

First Floor Landing

Approached from entrance hall, window to front with lovely views, doors to:

Bedroom 1 (13' 10" Max x 11' 10") or (4.22m Max x 3.61m)

Window to front with lovely views.

Shower Room (7' 09" x 2' 07") or (2.36m x 0.79m)

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

Bedroom 2 (16' 09" Max x 10' 10") or (5.11m Max x 3.30m)

Window to front with lovely views, radiator, door to:

Landing (11' 02" x 5' 0") or (3.40m x 1.52m)

Main landing area with window to front having lovely views, radiator, door to:

Separate WC

With WC and wash basin.

Bedroom 3 (13' 05" x 11' 10") or (4.09m x 3.61m)

Window to front, radiator.

Outside

The property benefits from a large paved driveway and forecourt providing good parking facilities. Front paved patio/seating area to relax and enjoy. Enclosed rear patio/garden being safe for children to play and dogs. Outside covered area with side pathways.

Broadband and Mobile phone

Mobile phone signal is deemed to be limited in the area Ultra fast broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Tenure

Freehold

Council Tax

F

Directions

From Carmarthen exit on the A48 dual carriageway and proceed on for approx 5 miles passing the large filling station until you see the signpost for Llanddarog. Cross over the carriageway and continue along through Llanddarog and down to the next village of Porthyrhyd at the bottom. Continue on again for approx. 1 mile until arriving at the Mansells public house on your left. Take a right turning directly opposite the pub and continue up the small lane for approx. 1.5 miles until arriving at Mynyddcerrig. Take a right turning at the junction and continue along where the property will be found further along on the right.

