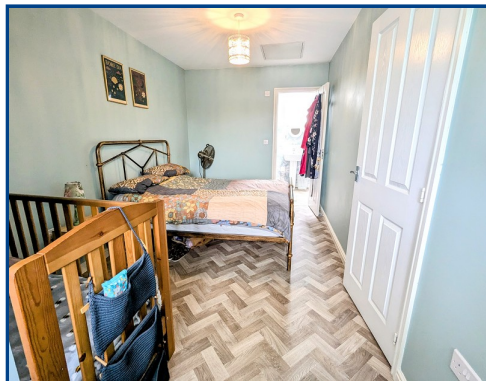
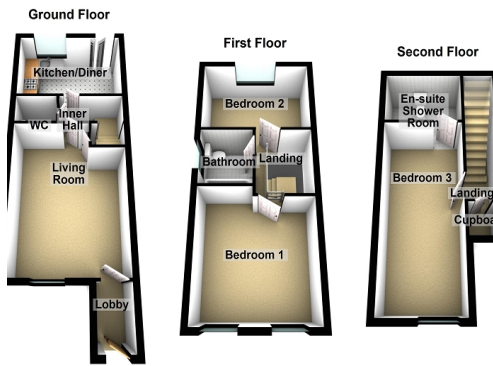




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Maes Pedr Carmarthen.

Offers In Region Of **£224,950**



- Modern Semi Detached 3 Bed (En Suite) House
- Popular & Convenient Edge Of Town Location
- Good Condition & Arranged on Three Floors
- Ideal Small Family Home Close To Town Centre
- Entrance Lobby, Living Room, WC, Kitchen/Diner
- 3 Bedrooms (1 En Suite) With Family Bathroom
- Landscaped South Facing Garden To Relax & Enjoy
- Car Parking Spaces For 2 Vehicles
- Viewing Advisable To Fully Appreciate



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

A modern and contemporary edge of town house located in a well regarded & sought after residential development of different style properties, some 1.5 miles from Carmarthen town centre. Boasting a practical family layout over 3 floors, the light & airy accommodation comprises fitted kitchen, lounge, cloakroom, 3 double bedrooms (one with en suite facility) & family bathroom. Low maintenance landscaped gardens with car parking space for two cars.

EPC Rating: B84

Tel: **01267 230 645**

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

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

Property Description

A well presented semi detached modern property conveniently positioned on the edge of the popular town of Carmarthen which offers a good range of amenities and facilities including schooling, modern shopping complex, modern cinema, rail station and the M4 connection. The village of Johnstown is within close proximity which offers Secondary schooling, leisure centre and convenience stores.

The well presented modern accommodation is arranged on 3 floors and provides entrance lobby, living room, kitchen/breakfast room, downstairs WC, 3 double bedrooms (1 en suite) and family bathroom.

Outside there is a South facing rear garden with lovely patio area ideal for relaxation, with car parking spaces to the front for 2 cars.

Entrance Lobby

Double glazed front entrance door, radiator, laminate flooring, door to:

Living Room (14' 10" x 11' 09"Max Max) or (4.52m x 3.58m Max)

Radiator, built in under stair cupboard, window to front, laminate flooring, door to:

Inner Hall

Stairs to first floor, cloak hanging facilities, door to:

Kitchen/Diner (11' 09" x 7' 07") or (3.58m x 2.31m)

Modern contemporary fitted base and eye level cupboards with work top surfaces over, 1.5 bowl single drainer sink unit with mixer tap, built in cooker with 4 ring gas hob and hood over, space for dishwasher and washing machine, tiled surrounds, spotlighting, French double glazed doors to rear garden/patio, gas fired central heating boiler, fridge space, radiator.

Separate WC (4' 06" x 3' 09") or (1.37m x 1.14m)

Modern suite comprising WC, wash hand basin, radiator.

First Floor Landing

Stairs to second floor, radiator, doors to:

Bedroom 1 (11' 09" x 10' 06"Max Max) or (3.58m x 3.20m Max)

With 2 windows to front, radiator.

Bathroom (7' 11" x 5' 07") or (2.41m x 1.70m)

Modern suite comprising bath with dual head shower over and screen with tiled surround, WC, wash hand basin, radiator, window to side, extractor fan.

Bedroom 2 (11' 09" x 8' 11"Max Max) or (3.58m x 2.72m Max)

Radiator, window to rear.

Second Floor Landing

Built in cupboard, door to:

Bedroom 3 (17' 05" Max x 8' 05") or (5.31m Max x 2.57m)

Dormer window to front, radiator, door to:

En-Suite Shower Room (11' 11" x 6' 08"Max Max) or (3.63m x 2.03m Max)

Modern suite comprising tiled shower cubicle, WC, wash hand basin with mixer tap, radiator, extractor fan, Velux style window.

Outside

Small lawn area to front with car parking spaces for 2 cars, garden gate to side with wide pathway leading to rear South facing garden, being an ideal place to relax and enjoy with paved patio area, lawn, shrub. The garden is all enclosed within timber fencing being safe for children and dogs.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultra fast broadband is available in the vicinity. Please contact your network provider for full details.

Services

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

Tenure

Freehold

Council Tax

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