



## 13 Derwendeg, Porthyrhyd, Carmarthen, SA32 8PW

£305,000

- Beautifully presented and deceptively spacious semi detached home
- Thoughtfully extended and extensively refurbished to a high standard
- Immaculately maintained, combining comfort with a stylish contemporary finish
- Ample off road parking and garage
- Oil central heating and double glazing. Solar panels
- Ideally positioned within this sought after village location
- Versatile layout for modern family or multigenerational living
- 2 Receptions, 5 Bedrooms and 2 bathrooms
- Spacious rear garden and patio with veranda and summer house
- EPC rating C

# 13 Derwendeg, Carmarthen SA32 8PW

A beautifully presented and deceptively spacious 4/5 bedroom semi-detached home, ideally positioned within this sought-after village location, offering excellent convenience for local amenities and transport links.

The property has been thoughtfully extended and extensively refurbished to a high standard, creating a superbly versatile layout perfectly suited to modern family living. Throughout, the accommodation is immaculately maintained, combining comfort with a stylish, contemporary finish.

To the front, the property benefits from a generous driveway providing ample off-road parking, complemented by an attractive garden setting. To the rear, a delightful covered patio with veranda offers an ideal space for year-round outdoor dining and entertaining, leading onto a level, well-maintained garden. This is further enhanced by the addition of a summer house and useful storage shed.

A garage situated alongside the property provides further practicality and storage.

Altogether, this is a fantastic opportunity to acquire a turnkey home offering space, flexibility, and excellent outdoor living in a highly desirable village setting.

Full particulars coming soon ...



Council Tax Band: C



### RECEPTION HALL

17'10" x 3'2"

Terracotta tiled floor. Plate rail. Radiator.

### UTILITY ROOM

8'10" x 6'1"

Worcester oil fired boiler for domestic hot water and heating. Plumbed for automatic washing machine. Terracotta tiled floor. Radiator

### BEDROOM 5/LIVING ROOM



14'9" x 11'10"

Radiator

### EN SUITE

8'4" x 6'0"

Shower in large walk in glazed cubicle. Hand basin with chrome mixer tap on vanity. Low level WC. Limestone effect tiled walls with decorative border. Tiled floor. Radiator

### KITCHEN/LIVING ROOM



18'4" x 11'5"

1 1/2 bowl resin sink unit with chrome mixer tap set in granite effect work surface. Integrated fridge and wine chiller. Belling electric range with extractor hood above. Extensive range fitted base and wall cupboards. French doors to pergola. Feature pointed brick wall. Radiator.

### ANOTHER ROOM ASPECT



## LOUNGE



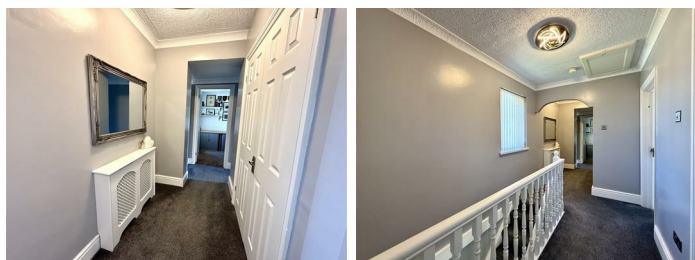
18'5" x 14'1"

Decorative brick surround fireplace. Open stairs to first floor. 2 Radiators.

## ANOTHER ROOM ASPECT



## FIRST FLOOR



## LANDING



16'4" x 6'10"

Built in linen cupboard. Radiator.

## BEDROOM/OFFICE



9'10" | 16'7" x 6'7"

Radiator

## INNER LANDING

14'8" x 2'11"

Radiator

## MAIN BEDROOM



12'7" x 11'6"  
French doors to Juliet balcony. Extensive range fitted mirror glazed wardrobes. Access to attic. Radiator.

## ANOTHER ROOM ASPECT



## EN SUITE



6'7" x 5'10"  
Shower in tiled and glazed cubicle. Hand basin on vanity cupboard. Low level WC. Fully tiled walls. Wood effect floor. Radiator.

## BEDROOM



13'9" x 10'9"  
Radiator

## ANOTHER ROOM ASPECT

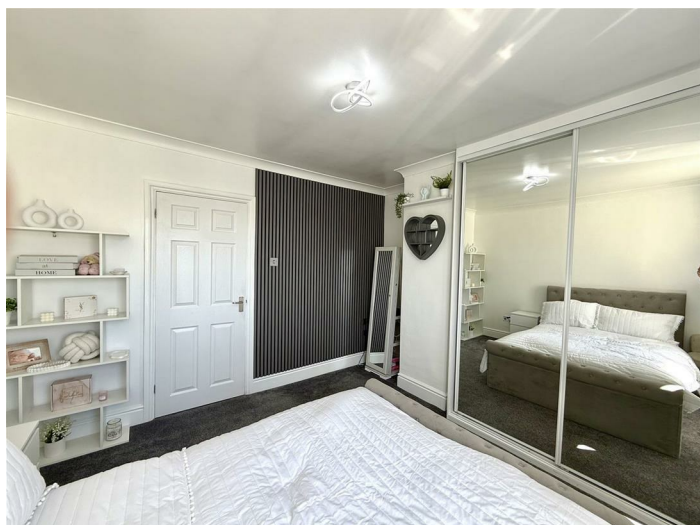


## BEDROOM



10'11" x 10'5"  
Mirror wardrobe. Radiator

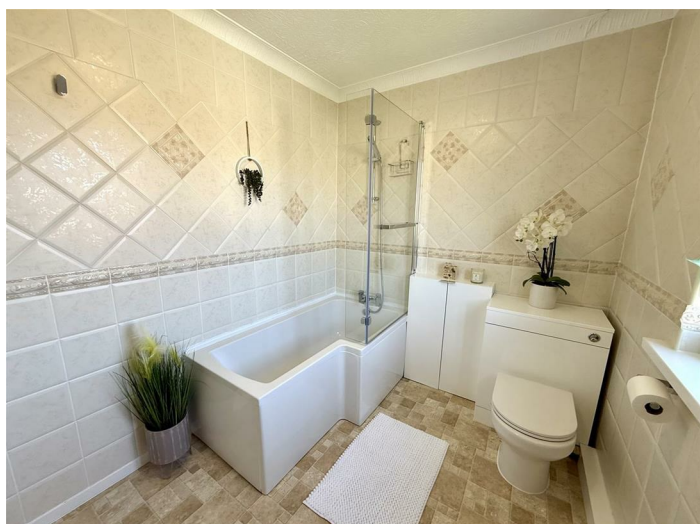
### ANOTHER ROOM ASPECT



### ANOTHER ROOM ASPECT



### BATHROOM



9'0" x 6'9"  
Shower bath with shower above and glazed screen. Hand basin on vanity with chrome mixer tap. Low level WC. Fully tiled walls with decorative border. Tiled effect floor. Radiator.

### GARAGE

16'8" x 8'11"  
With electric roller door

### GROUNDS

To the front of the house is a spacious parking area alongside which there is a lawned garden with hedged surround.

### REAR GARDEN



To the rear of the house is a wonderful garden ideal for 'al fresco' living. Immediately to the rear is a paved patio with pergola which opens onto a spacious artificial lawn and decorative gravel area. Beyond this is the summer house

## SUMMER HOUSE



29'6" x 6'6",65'7"

## SERVICES



We are advised that the property is connected to mains electricity, water and drainage.

## TENURE AND POSSESSION



We are advised that the property is freehold and that vacant possession will be given on completion

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

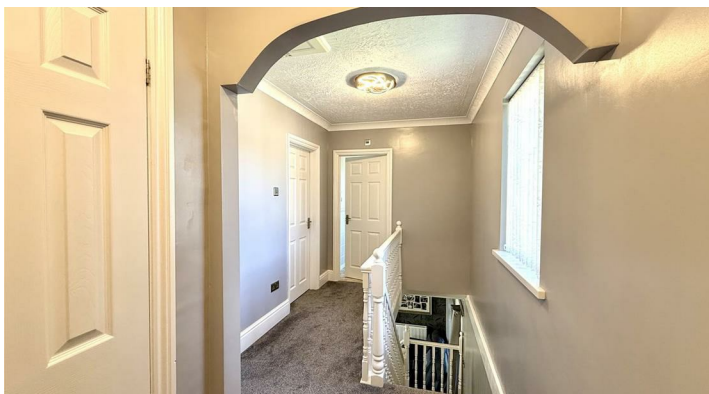
## OUT OF HOURS CONTACT

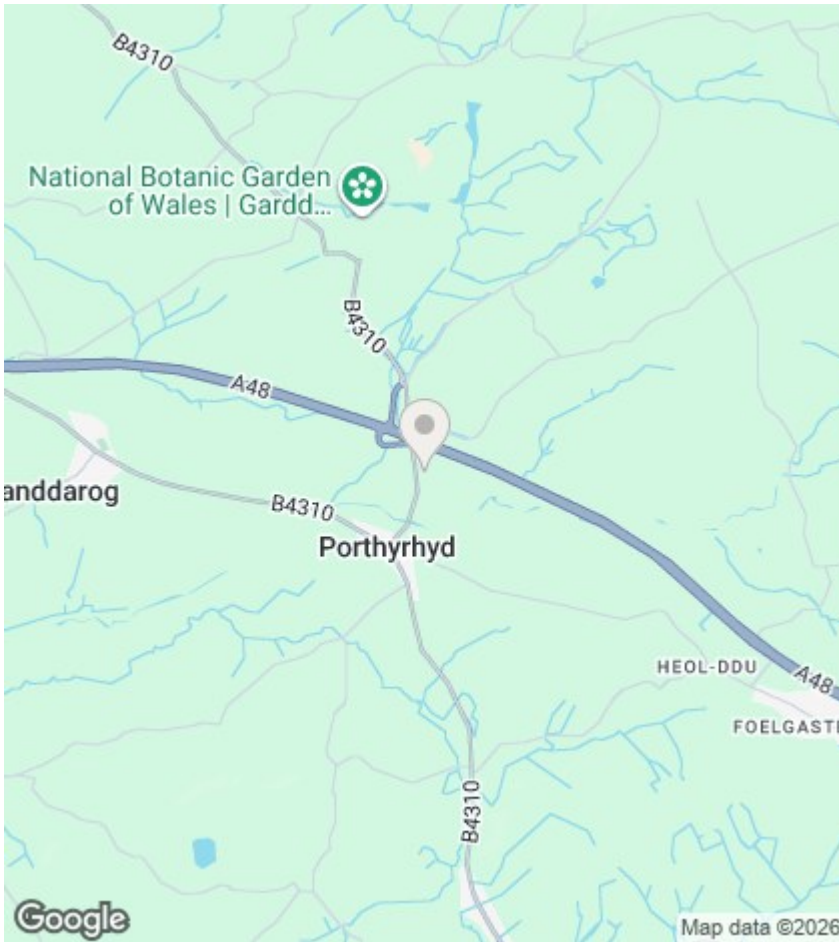


Jonathan Morgan 07989 296883

## WEBSITE

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## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 