Terry Thomas & Co
ESTATE AGENTS









14 Maes Elen

Carmarthen, SA31 3FB

Attractive double-fronted 3-bedroom house situated on the outskirts of Carmarthen, offering spacious accommodation, en-suite, wet room, country-style kitchen, utility room, wood-burning stove, enclosed tiered garden, linked garage and driveway parking. Conveniently positioned for Carmarthen town's extensive amenities, including supermarkets, cinema, hospital, shops and eateries, with excellent transport links towards the M4 corridor and Pembrokeshire.

Offers in the region of £279,500

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Hallway

The property is an attractive double-fronted house with an exposed pointed-brick façade and pitched open canopy porch. The composite double-glazed entrance door features a decorative motif and opens into the hallway, which has wood grain effect flooring, a staircase to the first floor a latched opening that provides under-stairs storage and doors leading to the Lounge and Kitchen/Dining Room.

Lounge

18'6" x 10'3" (5.65m x 3.14m)

A double-aspect room with a uPVC double-glazed window to the front and patio doors opening onto the patio and rear garden. The room features a feature fireplace and two thermostatically controlled single-panel radiators.

Kitchen/Dining Room

18'6" x 9'6" maximum (5.64m x 2.91m maximum)

The Kitchen is fitted with modern country cream base and wall units complemented by wood-effect work surfaces and a stainless-steel, one and a half bowl sink. Appliances include a fan-assisted oven and grill, four-ring mains gas hob with stainless-steel splash-back and pull-out extractor. There is also a breakfast bar, plumbing for a dishwasher, space for a fridge-freezer and a further thermostatically controlled single-panel radiator. A walk-in storage area incorporates a built-in recess cupboard. The dining area has wood grain effect flooring, double aspect uPVC double glazed windows to the side and front, including a Georgian bar effect window, and a thermostatically controlled single-panel radiator.

Utility Room

6'2" x 5'3" (1.90m x 1.61m)

Fitted with a base unit and wood-effect work surface, plumbing for a washing machine and space for a tumble dryer. Further features include wood-grain-effect flooring, a single panel radiator and a uPVC double-glazed door providing access to the rear. The room also houses a Logic mains gas-fired combination boiler providing central heating and domestic hot water.

Cloakroom

Fitted with a close coupled economy flush WC and wall mounted wash hand basin with tiled splash back. The room has wood grain effect flooring and a thermostatically controlled single panel radiator.

First Floor Landing

A part galleried landing with wood grain effect vinyl flooring, loft access, a rear uPVC double glazed window, thermostatically controlled single panel radiator and built-in linen storage. Doors lead to the bedrooms and wet room.

Main Bedroom

18'6" maximum, narrowing to 10'10" x 10'4" (5.64m maximum, narrowing to 3.32m x 3.16m)

A double aspect bedroom with uPVC double glazed windows to the front and side and two thermostatically controlled single panel radiators.

En-Suite

Fitted with a shower cubicle with chrome mixer fitment, pedestal wash hand basin and close coupled WC. Part tiled walls. uPVC double glazed windows. Wall mounted extractor.

Bedroom 2

9'2" x 7'4" (2.81m x 2.25m)

A rear-facing bedroom with uPVC double-glazed windows to the side.

Bedroom 3

9'3" maximum x 10'9" (2.82m maximum x 3.28m)

A front facing bedroom with uPVC double glazed windows to the front and side and a thermostatically controlled single panel radiator.

Wet Room

7'1" x 6'0" (2.18m x 1.84m)

Fitted with a close coupled economy flush WC, pedestal wash hand basin and open shower area with chrome mixer fitment. The walls are finished with marble-effect panels and further tiling, complemented by specialist wet room flooring. Thermostatically controlled single panel radiator. Wall mounted extractor. uPVC double-glazed window.

Outside

A pathway leads into the enclosed garden, which is predominantly bordered by feather board fencing. Adjacent to the house is a large, paved patio area with a timber storage shed which has electricity supply. The garden continues to a tiered section incorporating two lawned areas divided by a decorative stone pathway, leading to a further seating or recreational area with pebble decoration.

Garage & Parking

A linked single garage is fitted with an up-and-over door. The tarmacadam driveway to the front provides parking for at least two vehicles in tandem. External power point.



















Type: House - Detached
Tenure: Freehold
Council Tax Band: E

Services: Mains Electricity, Water, Drainage and Gas.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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