



8 Maes Pedr, Carmarthen, SA31 3BR

£300,000

- Attractive Detached Family Home
- Main Bedroom with En Suite Shower Room
- Fitted Kitchen/Living Room
- Spacious Garden
- Ample Off-Road Parking
- 4 Bedrooms
- Spacious Lounge
- Separate Dining Room
- Superb Covered Outdoor Living & Entertaining Area
- Convenient Location Within Easy Reach of Carmarthen

8 Maes Pedr, Carmarthen SA31 3BR

ATTRACTIVE DETACHED FAMILY HOME • 4 BEDROOMS • SPACIOUS GARDEN • SUPERB COVERED OUTDOOR LIVING AREA • AMPLE PARKING • CONVENIENT FOR CARMARTHEN

An attractive 4 bedroom detached family home pleasantly situated on the fringe of a popular modern development, within easy reach of the County town of Carmarthen and its excellent range of amenities.

A particular feature of the property is the spacious garden with a superb covered outdoor living and entertaining area, providing a wonderful space for relaxing and alfresco dining.

The well-proportioned accommodation comprises: Reception Hall; Cloakroom; Lounge; Fitted Kitchen/Living Room; Dining Room; Main Bedroom with En Suite Shower Room; 3 Further Bedrooms and Family Bathroom.

The property benefits from uPVC double glazing, gas-fired central heating and ample off-road parking.

An excellent family home in a popular and convenient location. Early viewing recommended.



Council Tax Band: E



RECEPTION HALL

4'8" x 4'0"

Wood effect floor. Stairs to first floor. Radiator

LOUNGE



15'9" x 11'1"

Oak effect floor. Column radiator

ANOTHER ROOM ASPECT



KITCHEN/LIVING ROOM



18'4" x 10'3"

Belfast sink unit with chrome mixer tap set in wood block work-surface. 4 ring gas hob with stainless steel extractor hood above. Hisense electric oven. Plumbed for dishwasher. Porcelain tiled floor. French doors to rear patio. Ceiling cornice work. Access to under stairs cupboard. Double doors to lounge. Ample work-surface with tiled surround. Radiator.

ANOTHER ROOM ASPECT



DINING ROOM/OFFICE



16'1" x 9'2"

Woof effect floor. Radiator.

ANOTHER ROOM ASPECT



CLOAKROOM



UTILITY ROOM



7'1" x 5'4"
Plumbed for automatic washing machine. Porcelain tiled floor. Ideal gas boiler for heating requirements. Radiator.

5'4" x 2'8"

Low level WC. Corner hand basin with chrome mixer tap and tiled surround. Porcelain tiled floor. Radiator.

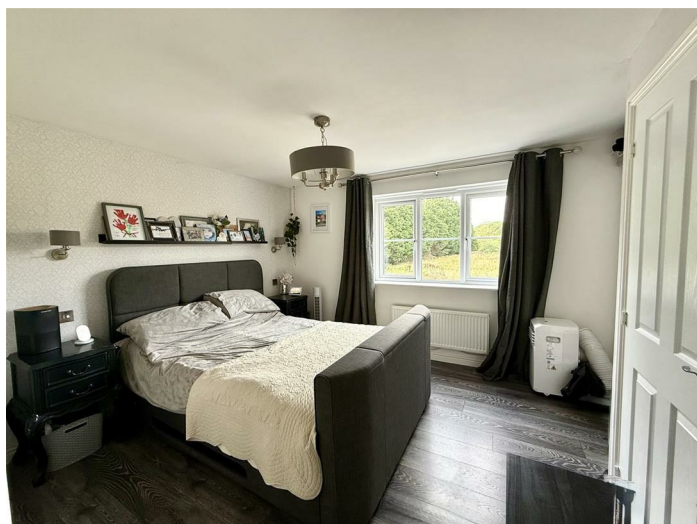
FIRST FLOOR

LANDING

6'10" x 6'5"

Access to attic. Built in linen cupboard.

MAIN BEDROOM



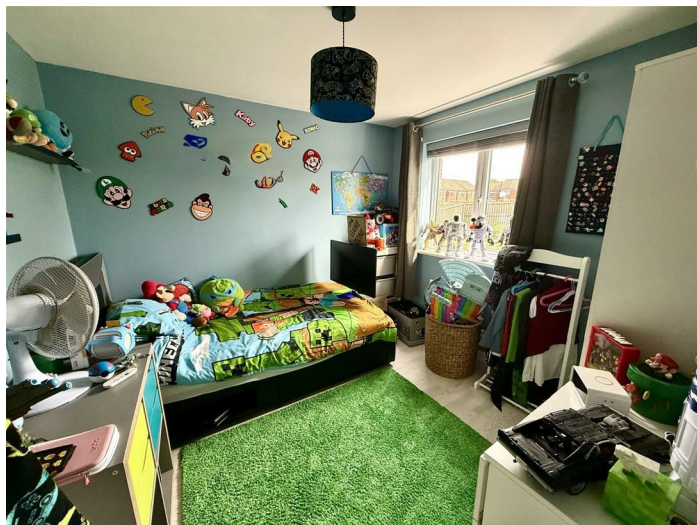
13'2" x 11'1"

Built in wardrobe. Wall lights. Oak effect floor. Radiator.

ANOTHER ROOM ASPECT



BEDROOM



EN SUITE



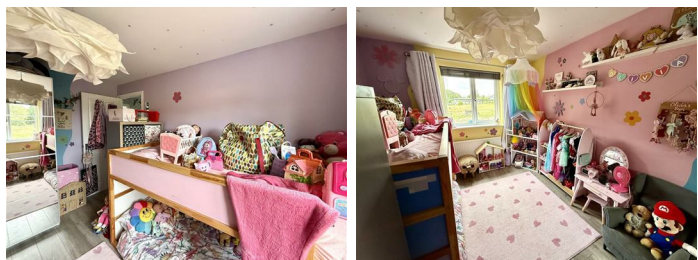
6'0" x 5'0"
Shower in tiled and glazed cubicle. Pedestal hand basin with chrome mixer tap. Low level WC. Oak effect floor. Chrome towel heater.

BEDROOM



9'7" x 7'3"
Oak effect floor. Radiator.

BEDROOM



12'3" x 9'2"
Oak effect floor. Radiator.

BATHROOM



6'10" x 6'3"

Panelled bath with chrome mixer tap set-. Pedestal hand basin with chrome mixer tap. Low level WC. Oak effect floor. Chrome towel heater.

OUTSIDE

To the front of the house is a spacious tarmac courtyard providing ample parking. Alongside this is a decorative gravel area with herbaceous border.

REAR GARDEN



An enclosed rear garden with fabulous covered area. Beyond this is a lawned garden with flower bed and herbaceous border. There is a further area above this for storage.

GAZEBO



21'11" x 13'10"

A decked area with covered gazebo providing a versatile living space for year round use.

SERVICES



We are advised that the property is connected to all mains services

TENURE AND POSSESSION



We are advised that the property is freehold with vacant possession 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

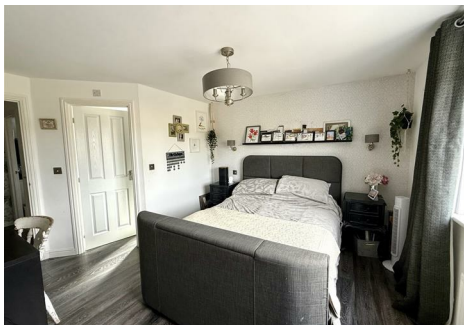
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport 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.

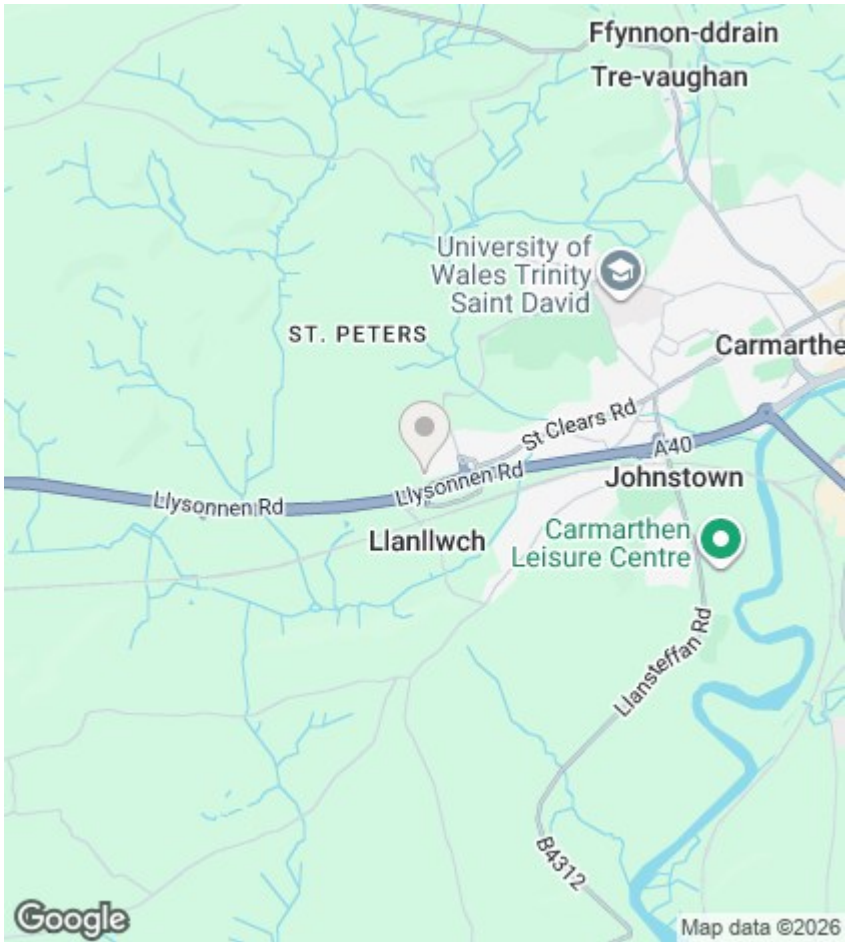
VIEWING

By appointment with Morgan Carpenter 01558 821269

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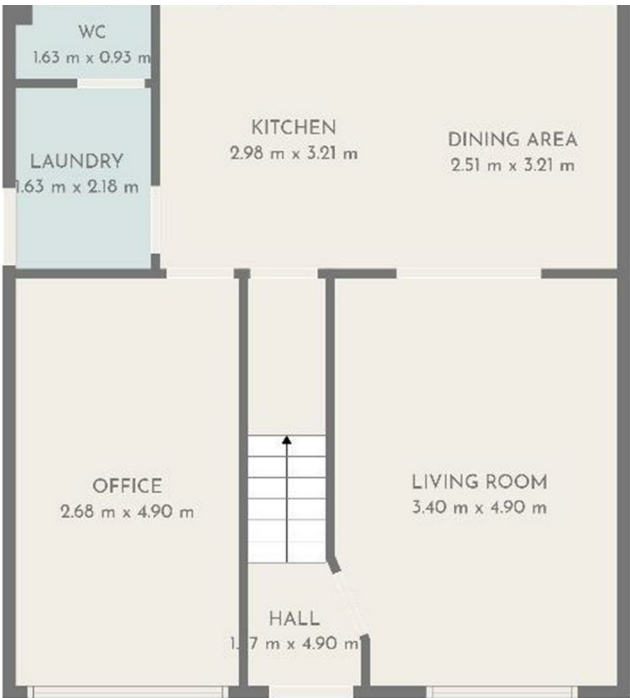
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground floor



1st floor

TOTAL: 114 m2

Ground floor: 59 m2, 1st floor: 55 m2