



8 Parc Newydd, Foelgastell

Offers In Region Of £349,950



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 8 Parc Newydd, Foelgastell

A spacious three bedroom dormer property offering versatile living accommodation ideal for modern family life. This attractive home boasts a bright and airy lounge, a well appointed kitchen/family room perfect for entertaining and generously sized bedrooms. Externally the property benefits from front and rear gardens, the rear ideal for relaxing or social gathering along with a side driveway, carport and garage.

The property is situated in a desirable location in Foelgastell and offers basic amenities with out of town retailers located at Cross Hand business park including the lovely Llyn Llech Owain Country Park which you can enjoy nature trails, walks around the lake an adventure playground for children and more... Also conveniently located to the M4 motorway & A48 Link roads to Carmarthen, Llanelli , Swansea , Cardiff etc.





### **Entrance Hallway:**

0m x 0m (0'0" x 0'0")

Stairs to first floor, double panel radiator.

### **Lounge/Dining Room:**

0m x 0m (0'0" x 0'0")

Two double glazed windows to front, two ceiling roses, three double panel radiators.

### **Kitchen/Family Room:**

0m x 0m (0'0" x 0'0")

Double glazed French doors to rear, double glazed window to side, fitted with a range of wall and base units, range cooker with 5 LPG gas burners, double oven and grill with extractor fan over, cupboard housing washing machine, integrated dishwasher, single bowl sink unit and draining board, part tiled walls, laminate flooring, double and single panel radiators.





### Bedroom Three:

0m x 0m (0'0" x 0'0")

Double glazed window to rear, radiator.

### Bathroom:

0m x 0m (0'0" x 0'0")

Double glazed obscure window to side, suite comprises panelled bath with shower over, pedestal wash hand basin, WC, tiled floor, walls tiled to ceiling, heated towel rail.

### First Floor Landing:

0m x 0m (0'0" x 0'0")

Velux style window.



### Bedroom One:

0m x 0m (0'0" x 0'0")

Double glazed window to rear, fitted wardrobes, single panel radiator.

### Bedroom Two:

0m x 0m (0'0" x 0'0")

Double glazed window to front, fitted wardrobes, double panel radiator.

### Shower Room:

0m x 0m (0'0" x 0'0")

Velux style window, shower enclosure, pedestal wash hand basin, WC, part tiled walls, built in cupboard, heated towel rail.



### Externally:

0m x 0m (0'0" x 0'0")

Situated in a slightly elevated position with front garden and side tarmac driveway leading to a carport and garage 18'2" x 8'0" electricity connected, LPG boiler providing domestic hot water and central heating, up and over door, double glazed glass panel door and double glazed window to rear. Side gated entrances to a well stocked rear garden with various flowers trees and shrubs, paved patio, gravelled area for low maintenance, screened area housing LPG tank.

### Services:

0m x 0m (0'0" x 0'0")

We are advised mains water, electricity and drainage are connected, LPG central heating.



## Council Tax:

0m x 0m (0'0" x 0'0")

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## Broadband/Mobile Phone Coverage:

0m x 0m (0'0" x 0'0")

There is superfast broadband and mobile phone coverage in the area.

## Disclaimer:

0m x 0m (0'0" x 0'0")

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

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