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RICS



Since 1989

Deceptive, well presented 3 storey, 3 double bedroom town house. In a convenient edge of town position. Carmarthen. West Wales.



26 Meysydd Y Coleg, Carmarthen, Carmarthenshire. SA31 3GU.

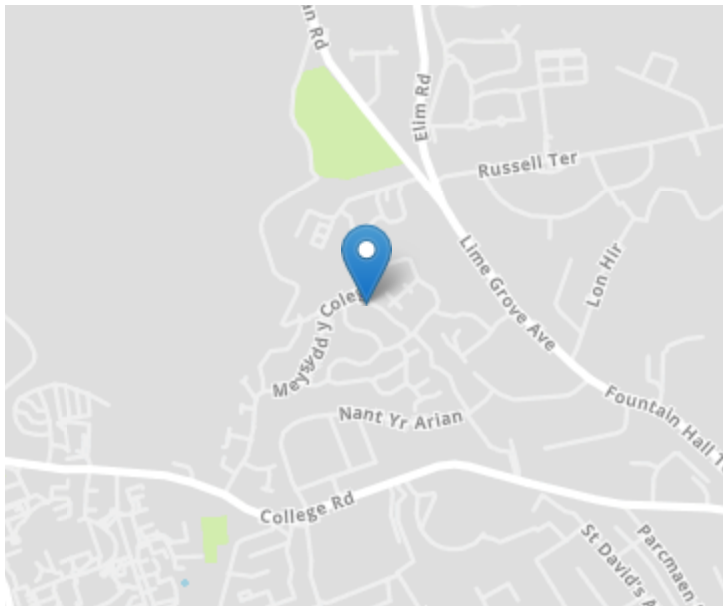
R/3675/LD

£245,000

**** Deceptive tastefully presented town house ** 3 storey ** 3 double bedroom accommodation ** 2 stylish bathrooms ** Shaker kitchen ** Mains gas central heating ** Double glazing ** Good broadband connectivity ****

**** Desirable convenient position within a popular cul-de-sac ** Detached garage/studio ** Tarmac driveway with parking for 2 vehicles ** Low maintenance enclosed garden with patio and hot tub jacuzzi ** Perfect family home ** Ready to move into ****

**** Walking distance to Carmarthen town centre and the university ** Close to a number of primary and secondary schools and the S4C Canolfan yr Egin ** Viewing highly recommended ** Highly desirable town property ****



LOCATION

Carmarthen is one of the largest urban conurbations north of Swansea and the M4. The town offers a range of facilities and services including regional hospital, university, key employment, retail centre and excellent connectivity to national rail networks and the M4 motorway. A range of cafes, bars, restaurants, supermarkets and everything for all of your daily needs. The city of Swansea is within a 20 minute drive to the south with Cardiff being an hours drive away.

GENERAL

Morgan and Davies are proud to offer for sale this extremely well presented and deceptive 3 bedroom semi-detached town house in a popular cul-de-sac on the edge of the town of Carmarthen. The property offers generous 3 double bedroom accommodation along with 2 bathrooms and a stylish shaker kitchen. Externally it enjoys a low maintenance enclosed garden with a large patio and a hot tub jacuzzi. The detached garage offers studio/workshop space and a tarmac driveway offers 2 parking spaces. The property perfectly suits a family home being close to a number of primary schools, university and walking distance to the town. The property in particular offers the following:

Reception Hallway

With solid wood entrance door, engineered oak flooring, radiator, staircase to first floor accommodation and a cloak cupboard.

Cloakroom

With low level flush WC, pedestal wash hand basin and radiator.

Kitchen

11' 9" x 7' 6" (3.58m x 2.29m) a stylish Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, 1½ stainless steel sink and drainer unit, AEG electric oven, AEG 4 ring gas hob with extractor hood over, plumbing and space for automatic washing machine and dishwasher, radiator and tiled flooring.



Living Room

15' 4" x 14' 7" (4.67m x 4.45m) with patio doors opening on to the extensive patio area, large under-stairs storage cupboard, radiator, engineered oak flooring.



First Floor

Landing

With cloak cupboard and staircase to 2nd floor.

Bedroom 3

14' 7" x 8' 8" (4.45m x 2.64m) with 2 x windows to rear, radiator.



Bathroom

7' 6" x 7' 6" (2.29m x 2.29m) with a contemporary style 3 piece suite with panel bath and shower over, low level WC, pedestal wash hand basin, radiator, extractor fan.



Bedroom 2

14' 6" x 10' 9" (4.42m x 3.28m) with radiator, 2 x window to front.



Second Floor

Principle Bedroom 1

14' 6" x 14' 6" (4.42m x 4.42m) into dormer with a radiator.



Dressing Area

With bespoke built-in floor to ceiling wardrobes, Velux roof window.



Principle Bedroom En-Suite

With a corner shower cubicle, low level flush WC, pedestal wash hand basin, extractor fan, chrome heated towel rail and Velux roof window.



Externally

Detached Garage

16' 6" x 10' 11" (5.03m x 3.33m) with sliding patio doors formerly having a up and over garage door but now offering itself as a studio/ workshop or could be reutilised as a garage.



Garden

The property enjoys an enclosed low maintenance garden area with a large paved patio area housing the hot tub jacuzzi.



PARKING AND DRIVEWAY

A tarmacadam driveway to the side of the property with parking for 2 vehicles.

Front property

Picture



Rear Property

Picture



AGENT'S COMMENTS

A highly desirable and sought after property with spacious accommodation.

TENURE

Freehold and vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - D.

Services

Mains water, electricity and drainage. Mains gas central heating. Double glazing. Broadband available.

Directions

Travelling from St. Catherine Street heading west you will pass the entrance to St. Catherine multi storey car park on the right hand side. Carry on past the junction and you will come to a set of traffic lights. At the traffic lights turn right onto Water Street and follow the road until you see a fork left onto College Street. Take the fork left and follow this road for approximately 1 mile until you come to a roundabout. Take the 2nd exit off the roundabout into the cul-de-sac. Continue onto Meysydd y Coleg and number 26 is located on your right hand side.

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VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk – www.morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 