

Modern Family Home In Sought After Location Close to Schools, Leisure Centre & Dual Carriageway. Superb Presentation, Enclose Garden & Patio Area. Parking & Detached Garage.



58 Maes Pedr, Carmarthen. SA31 3BR.

£340,000 Offers in Region of

R/4319/NT

A lovely well presented family home offering light and roomy accommodation being in excellent decorative order. Enclosed garden and patio area enjoying a sunny aspect with drive and detached garage. Gas central heating and double glazing the property is situated in the popular area of Johnstown on the edge of Carmarthen Town, close to schools, leisure centre and main A 40 which leads towards the west and popular destinations of Laugharne, Pendine, Saundersfoot and Tenby. ***Open plan kitchen/ dining area a lovely area with patio doors looking out to the garden area, 2 reception rooms and utility room. 4 Bedrooms the master being en suite and family bathroom to first floor. Viewing is highly recommended. ***



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CARMARTHEN
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Location

Situated on the edge of Johnstown village, close to schools, shop and leisure centre. Connection to the dual carriageway main A 40 is nearby giving access west to the Pembrokeshire coastline and M4 is 16 miles approx. Llansteffan castle and beach is 7 miles. Lovely walks to Carmarthen Town centre is just over a mile. Cycle path on the side of the A 40 makes the location very popular for families etc.

Hallway

Wood style flooring, radiator, staircase and doors to

Sitting Room

3.23m x 3m (10' 7" x 9' 10")

Double glazed window to front. Radiator.



Living Room

4.07m x 3.3m (13' 4" x 10' 10")

Wood style flooring, double glazed window to front and radiator.



Kitchen/ Dining Room

6.14m x 2.93m (20' 2" x 9' 7")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Plumbing for dish washer, space for fridge freezer, electric oven and 4 ring gas hob extractor fan over. Radiator, double glazed window to rear and patio doors opening out to the enclosed rear patio and garden area.





Utility

1.64m x 1.88m (5' 5" x 6' 2")

Rear entrance door, Worktop area with base unit, plumbing for washing machine and space for drier. Gas boiler which runs the hot water and central heating system.



Cloakroom

With WC and wash hand basin.



Landing

Loft Access. Window to side and door to store cupboard. Doors to

Bedroom

2.77m x 3.11m (9' 1" x 10' 2")

Double Glazed Window to front. Radiator.



Bedroom



2.36m x 2.52m (7' 9" x 8' 3")

Double glazed window to front and radiator.

Bedroom

2.6m x 3.35m (8' 6" x 11' 0")

Double glazed window to front. Radiator.



Master Bedroom

3.52m x 3.46m (11' 7" x 11' 4")

Double glazed window to rear. Radiator.



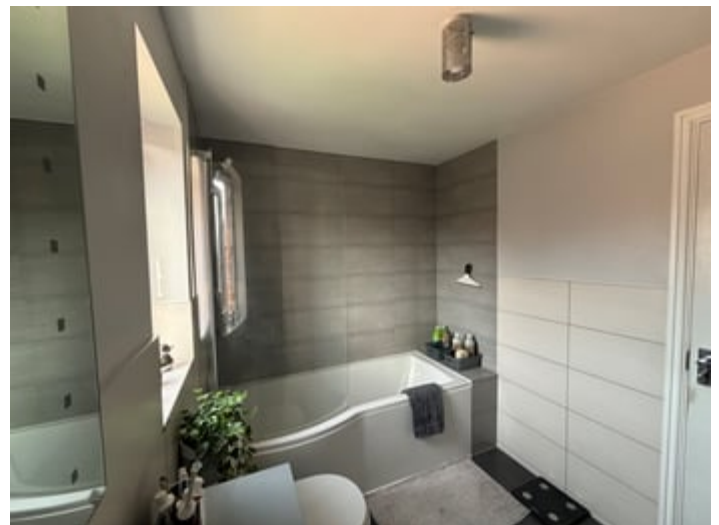
En Suite

Shower cubicle, wc, wash hand basin and opaque window to rear.

Family Bathroom

1.94m x 2.5m (6' 4" x 8' 2")

Paneled bath with side screen and shower over. Localised wall tiles, wc, pedestal wash hand basin, chrome towel radiator and opaque window to rear.



Externally

Tarmacadam drive and parking area leading up to GARAGE with up and over door. Rear enclosed garden area with a sunny aspect and large patio area with BBQ area to side and lawned garden beyond.



Tenure and Possession

We are informed that the property is of freehold tenure.

Services

Mains water, electric, gas and drains. Gas central heating

system.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - E

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

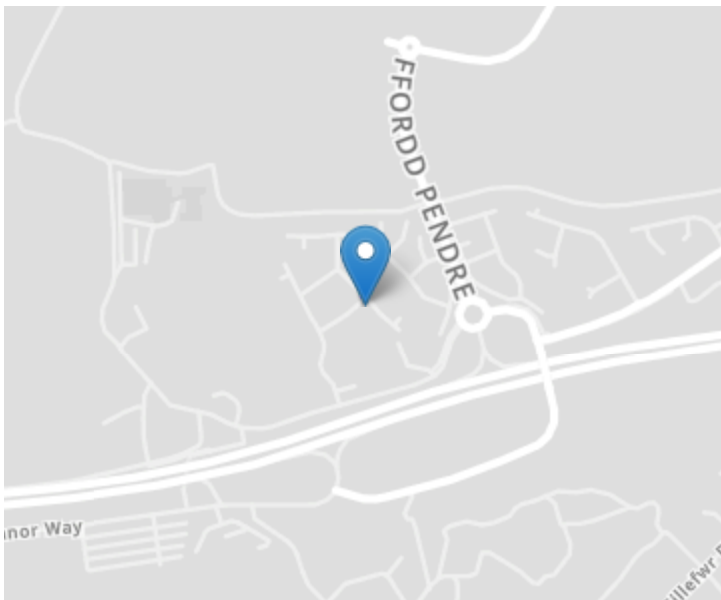
Directions

From the office in Lammas Street carry on for 50 yards and turn right into Water Street. At the traffic light carry straight on and turn first right into Glannant Road and on through College Road. At the roundabout turn left and pass the Egin/S4C and College. At the traffic lights carry straight on towards Johnstown. On the new by pass and first roundabout first left and at the next one first left. Carry on to the main roundabout and take the third junction off carry on for a short distance and turn right into Maes Pedr. Carry on and turn first right and then left at the T junction. Turn right into the small cul de sac and the property will be found first on the left.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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 Page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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