

*Beautiful New Build Property. Ready to Move in & The Last 5 Bedroom On This Very Popular Site. Quality and Be Spoke Throughout. We Recommend Early Viewing. Enclosed Landscaped Gardens.*



13 Parc Y Neuadd, Carmarthen. SA31 2DF.

**£600,000**

**R/4842/NT**

Top quality build with this being the last 5 bedroomed property on this popular site. The open plan Kitchen Dining Sitting area is beautifully and well thought out lay out looking out onto the landscaped garden with bi fold doors which also lets in the natural sun light. Underfloor heating ( Gas ) , warranty build, superb finishes, fitted carpets, wood style flooring, 2 en suite bedroom and master bedroom having a dressing room area. A superb garden area with block paved patio area, lawned garden, pergola and enclosed with fenced boundary. Close to West Wales General Hospital and situated off the popular Bronwydd Road area of Carmarthen Town.



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**CARMARTHEN**  
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## Location

Just off Bronwydd Road close to West Wales Glangwili Hospital. The property is a level walk to town centre, the old county town shopping centre with national and traditional retailers, Market, Lyric Theatre and cinema, popular eateries, schools, university and council offices. Bus and rail stations. Dyfed Powys Police headquarters are just outside and fire headquarters in town. Glangwili is now the start of the Gwili Steam railway and nearby Abergwili is where the museum is found and the start of the Carmarthen to Llandeilo Towy Valley cycle track is found.

## Hallway

Staircase and doors to

## Living Room



3.4m x 5.4m (11' 2" x 17' 9")

Double glazed window to front and TV point.

## Office / Sitting Room

3m x 2.07m (9' 10" x 6' 9")

Double glazed window to front.



## Kitchen / Dining / Sitting Room

8.7m x 3.7m (28' 7" x 12' 2")

Triple Bi Folding Doors to rear overlooking the garden and patio area. Range of base units with worktops over and matching wall and tall units. Wine Rack and wine chiller. One and a half bowl sink unit. Bin cupboard and fitted dishwasher. Infusion Rangemaster cooking range with 5 ring gas hob, oven, grill and hot plate rack. Extractor fan over.







### Utility

1.88m x 2.05m (6' 2" x 6' 9")

Side entrance doorway. Worcester gas boiler, base unit with worktops over and matching wall unit.

Door to

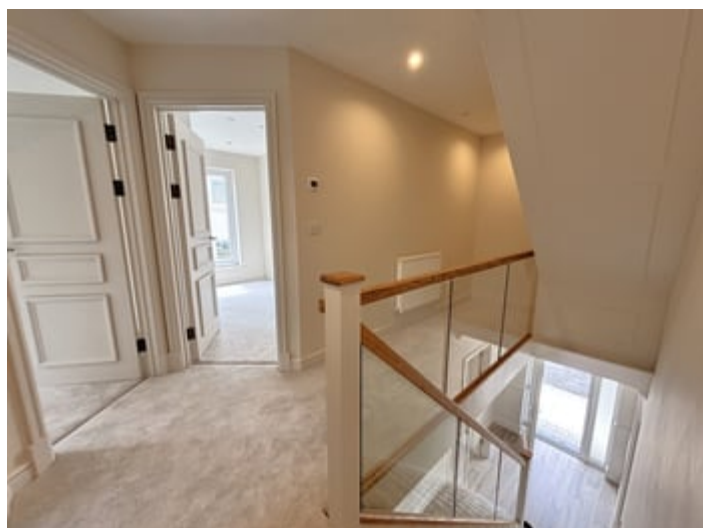
### Cloakroom

WC and wash hand basin.

### Landing

Cupboard with pressurised tank system. Radiator.

Door to



### Bedroom

3m x 4.13m (9' 10" x 13' 7")

Fitted wardrobe with mirrored fronts. Double glazed window to front.



### Bedroom

3m x 2.7/3.7m (9' 10" x 8' 10")

Double glazed window to rear. Radiator.



### Bathroom

1.8m x 2.68m (5' 11" x 8' 10")

Panelled Bath with mixer tap and shower head attachment, side screen over. Vanity wash hand basin, WC, tiled floor and localized wall tiles.

Double glazed window to rear. Chrome towel radiator. Mirror with sensor light.



### Bedroom

3.52m x 3.53m (11' 7" x 11' 7")

Double glazed window to rear. Radiator.



### Master Bedroom

3.3m x 3.81m (10' 10" x 12' 6")

Double glazed window to front. Radiator. Opening to



### Dressing Area

3.4m x 2.12m (11' 2" x 6' 11")

Double glazed window to side. Fitted wardrobe with 2 x sliding mirrored front doors.

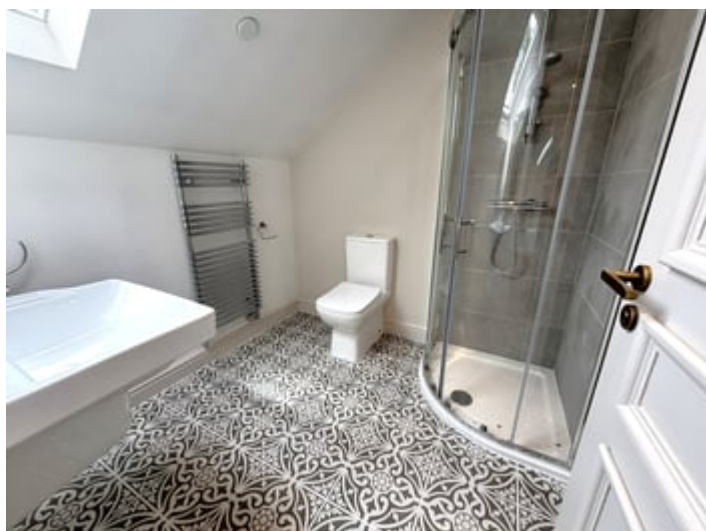




## En Suite

2m x 2m (6' 7" x 6' 7")

Shower cubicle 1.8 meters wide. WC. Vanity wash hand basin. Chrome towel radiator. Double glazed window to front and localized wall tiles & Tiled floors.



## Landing

Door to

## Bedroom

3m x 3.78m (9' 10" x 12' 5")

Velux window to front and rear. Radiator and opening to



## Dressing Area

2.37m x 3.7m (7' 9" x 12' 2") plus recess 1.55 x 2.2m

Door to

## En Suite

Shower cubicle, WC, wash hand basin, Velux window to rear. Chrome towel radiator. Tiled floor and localized wall tiles.



## Externally

Tarmacadam drive with parking area to front. Side pedestrian access to rear block paved patio area with access from the Bi fold doors from the kitchen. Raised beds and borders with central path leading to the rear of the garden with lovely pergola and further patio area. The path is flanked to each side by a level lawned garden.







### **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage, and gas central heating.

### **Tenure and Possession**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Council Tax Band**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

### **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/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

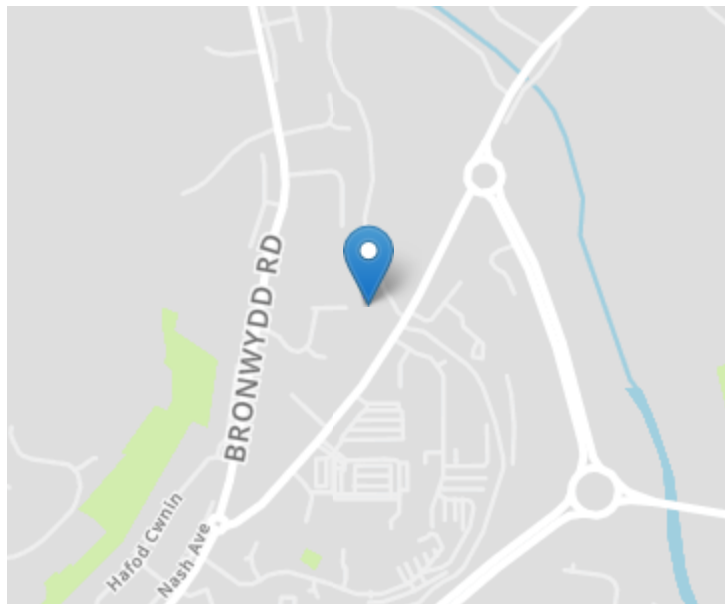
**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Directions : From the office turn right into Water Street and at the Traffic lights turn right into St. Catherine Street. Carry on and pass the shopping precinct / Next and at the roundabout take the first junction left through Barn Road and Richmond Terrace. At the mini roundabout turn left carry on through Priory Street and pass Tanerdy garage and lodge. At the roundabout take the first junction off to Bronwydd Road and at the next roundabout first junction off following Bronwydd Road. Carry on for 100 yards and turn first right into Coed Y Neuadd carry on and enter Par y Neuadd continue to the end and the property will be found in front at the end of the quiet cul de sac.

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

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