

*Popular Location Close to Hospital & Town Centre. Lovely Family Home with Parking & Enclosed Garden. Well Presented and in Good Decorative Order. Main Bedroom is En Suite. Viewing Recommended.*



32 Hafod Cwnin, Carmarthen. SA31 2AT.

£285,000

R/4432/NT

A lovely 3 bed family home offering good sized accommodation and in good decorative order. The property has Double glazing and gas central heating having 2 reception rooms with sun room looking out onto the garden and the main bedroom has an en suite shower room. The former garage is now a store room and garden store shed to rear. Enclosed level lawned garden & Patio area and drive for parking early viewing is recommended.

Close to West Wales General hospital and just under a mile from Town Centre.



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CARMARTHEN  
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Tel:01267 493444  
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## Location

Carmarthen Town offers good shopping facilities with national and traditional retailers, Lyric Theater and cinema, lovely eateries, schools, leisure centre, Carmarthenshire County Council offices, Fire Brigade, Dyfed Powys Police Headquarters, University, Egin/ S4C offices and West Wales General Hospital is close to the property.

## Living Room

4.74m x 4.4m (15' 7" x 14' 5")

Double glazed window to front. Radiator x 2. Gas flame effect fire.



## Sun Room

3.3m x 2.4m (10' 10" x 7' 10")

Double aspect to rear looking onto rear garden. Radiator. Back door.



## Sitting Room

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

Opening to

## Kitchen

3.7m x 2.3m (12' 2" x 7' 7")

Range of base units with worktops over and matching wall units. Bottle rack, sink unit with single drainer. Electric oven and 4 ring hob with extractor fan over. Fitted dish washer and fridge, inset spotlights over, chrome radiator, Double glazed

window to rear. Side entrance doorway.



### Landing

Opaque double glazed window to side. Radiator and doors to

### Bedroom



3.7m x 3.1m (12' 2" x 10' 2")

Double glazed window to front. Radiator and grey finish manufactured floor covering.

### Bedroom

3.3m x 4.7m (10' 10" x 15' 5")

Bay Double Glazed Window to front. Radiator and door to



### Bedroom

3.4m x 3.2m (11' 2" x 10' 6")

Double Glazed window to rear. Radiator. Door to



### En Suite

Shower cubicle, WC, vanity wash hand basin. Chrome towel radiator.



## Bathroom

2.05m x 2.31m (6' 9" x 7' 7") .

Paneled bath with shower and side screen over. Vanity wash hand basin, WC, Cupboard, opaque double glazed window to rear. Chrome towel radiator



## Side Hallway/ Utility

1.37m x 5.5m (4' 6" x 18' 1")

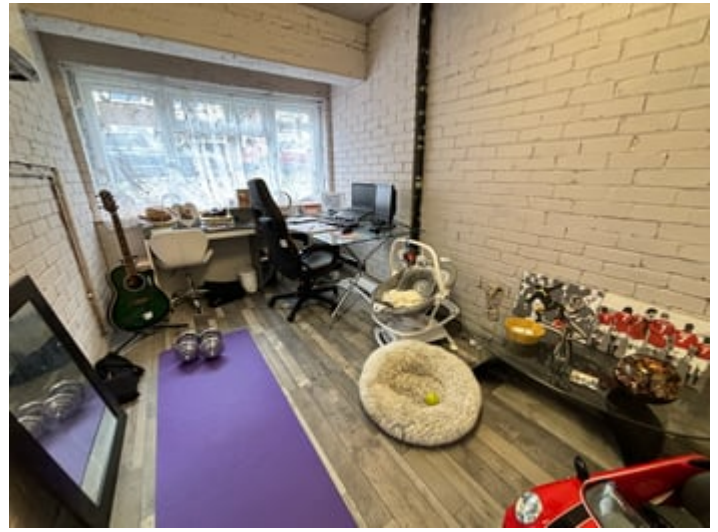
Plumbing for washing machine, front and rear door, tiled floor, wc off and door to



## Store Room / Office

2.46m x 3.75m (8' 1" x 12' 4")

Double glazed window to front. Gas boiler which runs the hot water and central heating system.



## Externally

Front drive and parking with lawned garden. Rear patio area with level lawned garden and decked patio area. Garden store shed 12' x 6' approx.



## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, gas central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## 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. Council Tax Band for the property - 'C'.

## **Money Laundering Regulations**

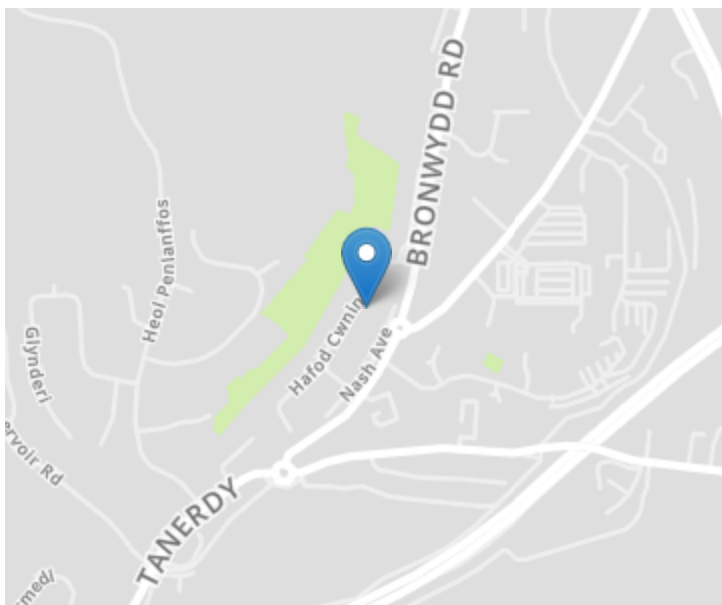
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

**Directions**

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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