

Superb Family Residence Lovingly Looked After & Presented. A Large Property with Well Manicured Grounds. Open Plan Living Area, Ample Parking, Garage & Summer House. Viewing



Maesydderwen, Bolahaul Road, Cwmffrwd, Carmarthen. SA31 2LW.

£575,000

R/4322/NT

A rare opportunity arises for a quality residence on the outskirts of Carmarthen Town. Lovingly cared for and an excellent standard of finish. ***The property has been upgraded by the current owners to offer bespoke light and roomy accommodation throughout being in excellent decorative order. 2 downstairs bedrooms with one en suite, open plan kitchen and dining area opening out onto the rear patio and looking out onto the level garden area to rear. An amazing upstairs Master Bedroom, large and roomy with patio doors opening out to the balcony also with dressing area and en suite. Double glazed with some lovely wooden & tiled floors, Air source heat pump and solar panels for cheaper running costs of this spacious family home. ***Ample tarmac parking area, detached garage and summer house being fully insulated ideal for family overspill accommodation within the well kept grounds to the rear of the property. ***

The property is conveniently situated in the very popular area of Cwmffrwd and close to Llangunnor on the edge of Carmarthen Town. Pembrey Country Park is 10 miles approx. with large sandy beach etc.



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Agents Comments

A rare opportunity for a quality property on the edge of Carmarthen Town in the popular location of Cwmffrwd and close to Llangunnor to come on the market. The property has been lovingly cared for and looked after by its present owners and offers lovely accommodation being light and airy and in good decorative order. 2 ground floor bedrooms, 1 en suite and 2 upstairs with the master bedroom having dressing area, en suite shower room and patio doors out to balcony and overlooking the grounds and gardens to rear. Ample parking area and detached garage and summer house with kitchenet finishes off the property superbly.

Location

Situated on a quiet track which only a few use between Cwmffrwd and Llangunnor on the outskirts of Carmarthen Town. Llangunnor has a junior school and shop with Dual carriageway connection. Carmarthen Town offers excellent facilities including, junior and secondary school, Lyric Theater, cinema, national and traditional retailers. To the south of the property is Pembrey Country Park with large sandy beach, woodland walks, dry ski slope and enclosed cycle track 12 miles. Ferryside 7 miles with yacht club and small beach. Burry Port Harbour & Beach 13 miles. Llanelli 16 miles. Ffoslas Horse racing course 9 miles. Conveniently situated for Botanic Gardens of Wales and Dual carriageway connection for the M4 and heading west towards the popular destinations in Pembrokeshire including Tenby & Saundersfoot. Close to Dyfed Powys Police Headquarters in Llangunnor and dual carriageway connection.

Utility

2.67m x 3.44m (8' 9" x 11' 3")

Side entrance door, Base unit with sink unit with single drainer. Store cupboard with plumbing for washing machine. Pressure tank system for hot water. Radiator and tiled floor.

Sitting Room

2.65m x 3.67m (8' 8" x 12' 0")

Double aspect to front and side. Wooden floor and radiator.

Kitchen & Dining Area

7.34m x 4.10m (24' 1" x 13' 5")

An impressive room with triple aspect to rear and side looking out onto the patio and garden area. Range of base units with worktops over and matching wall units to include plate and saucepan drawers, sink unit with mixer tap attachment, double oven and induction hob. Plumbing for dishwasher and Tiled floor. 2 x Radiators. Patio doors to side and door to



Front Hallway

2 x Radiators, Staircase, Front entrance door and door to

Bathroom



Lounge

3.4m x 5.16m (11' 2" x 16' 11")

Wooden Floor, double glazed window to front, feature fireplace with electric flame effect fire inset. Radiator.



Bedroom 3

4.58m x 3.53m (15' 0" x 11' 7")

Wooden floor, double glazed window to front and 2 radiators.



Bedroom 2

5.25m x 3.15m (17' 3" x 10' 4")

Double aspect to side and rear including patio doors to side. Wooden floor and radiator.

En Suite

1.70m x 4.05m (5' 7" x 13' 3")

Shower cubicle, wc, pedestal wash hand basin, radiator, opaque double glazed window to side & rear. Tiled floor and localized wall tiles.

Landing

Doors to

Bedroom 4

Double aspect to front and side (Velux window) and radiator.



En suite

1.96m x 1.58m (6' 5" x 5' 2")

Paneled bath with mixer tap and shower attachment. Vanity wash hand basin, wc and radiator. Tilled walls and floor.

Master Bedroom

2.7/ 3.47m x 10.02m (11' 5" x 32' 10")

Velux window to front, Radiator, Patio doors to rear balcony, Fitted wardrobes with 4 x sliding doors. 2 x radiators.



En Suite

Velux window to side, shower cubicle, wc, wash hand basin and radiator.

Externally

Front low maintenance graveled area with a large parking and turning area with Tarmac finish. Garage with roller door and side pedestrian access. Summer house with electric and heating being insulated and split to offer Kitchenette and living/ bedroom, ideal for family overspill living area. Garden shed. The rear level and large garden area is mostly lawn with patio area directly off the kitchen patio door access.





Tenure and Possession

We are informed that the property is of Freehold Tenure

Council Tax Band

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

Directions

Directions


From Carmarthen take the A 484 south following the Llanelli/ Pembrey Country Park signs. Entering Cwmffrwd turn right back towards Llangunnor/ Carmarthen onto Bolahaul Road. Carry on this road and at the narrow stone bridge go over and turn immediate right. Carry on for 50 yards and the property will be found on the left hand side.

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' .

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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	

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

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