

*A delightful and stylish 3 bedroomed semi detached house with generous rear garden and parking.
Carmarthen, West Wales*



22 Maes Yr Ehedydd, Carmarthen. SA31 3GB.

£237,500

REF: R/4189/LD

*** A delightful and highly appealing semi detached house *** Well presented and recently upgraded *** Modern kitchen and bathroom suites *** 3 bedroomed, 2 bathroomed accommodation

*** Private and South facing *** Prepare to be impressed by its generous garden - Low maintenance and beautifully presented with a newly built raised decking area, Astroturf, vegetable garden and an abundance of flower and shrub beds *** Off street parking on a tarmacadamed driveway

*** Picture perfect property in a sought after edge of Town location - Within walking distance to Carmarthen Town Centre and the University *** Close to a number of well regarded Primary and Secondary Schools and S4C Canolfan Egid *** Perfect 1st Time Buyer home or a Family home ready to move into - No work required *** Viewings are highly recommended



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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 Glangwili Regional Hospital, University Campus, 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 hour's drive away.

GENERAL DESCRIPTION

Ready to move into. A deceptive 3 bedroomed, 2 bathroomed semi detached house set within a highly sought after residential development.

A particular feature of this stunning Family home is its garden area, being enclosed, South facing and private. The garden has been a labour of love to the current Owners and has been developed with low maintenance in mind with a raised decking area and garden shed/summerhouse, along with Astroturf, vegetable garden and an abundance of flower and shrub beds. Truly a sight to see.

Internally it offers stylish and modern accommodation with a recently upgraded kitchen and bathroom suites.

The property benefits from mains gas central heating, double glazing and good Broadband connectivity

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a composite front entrance door, tiled flooring, staircase to the first floor accommodation, pillared radiator.

W.C.

With low level flush w.c., pedestal wash hand basin, radiator, part tiled walls, tiled flooring.

KITCHEN

12' 0" x 7' 8" (3.66m x 2.34m). A stunning recently fitted Shaker style kitchen with a range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit, eye level double oven, 5 ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing and space for automatic washing machine, tiled flooring.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)**LIVING ROOM**

15' 4" x 14' 4" (4.67m x 4.37m). With laminate flooring, radiator, double patio doors opening onto the rear garden area, understairs storage cupboard.

**FIRST FLOOR****LANDING**

With access to the loft space, airing cupboard housing the hot water cylinder and immersion.

**REAR BEDROOM 3**

9' 0" x 7' 3" (2.74m x 2.21m). With radiator.

**REAR BEDROOM 2**

10' 3" x 7' 8" (3.12m x 2.34m). With radiator.

**BATHROOM**

A stylish 3 piece suite comprising of a panelled bath with rainfall shower over, low level flush w.c., pedestal wash hand basin, half tiled walls, extractor fan, shaver light and point.



FRONT BEDROOM 1

11' 8" x 8' 8" (3.56m x 2.64m). With built-in wall to wall mirrored wardrobe.



EN-SUITE TO BEDROOM 1

A modern 3 piece suite comprising of an enclosed shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator, shaver light and point.



EXTERNALLY

REAR GARDEN

A particular feature of this delightful property is its generous garden area. Prepare to be impressed. The garden is South facing and offers privacy and is fully enclosed. The garden boasts a newly completed raised decking with in-built lighting and houses the GARDEN SHED/SUMMERHOUSE along with Astroturf, tiled patio area and a designated fruit and vegetable growing area. The current Vendors have developed the garden to offer a tranquil and peaceful setting and provides the perfect outdoor space for entertaining and dining.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**GARDEN (FOURTH IMAGE)****GARDEN (FIFTH IMAGE)****GARDEN (SIXTH IMAGE)****FRONT GARDEN**

To the front of the property lies a lawned and cottage style garden area.

PARKING

To property benefits from off street parking on a tarmacadamed drive.

AGENT'S COMMENTS

A highly desirable house in a sought after locality being beautifully presented and ready to move into.

TENURE AND POSSESSION

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

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

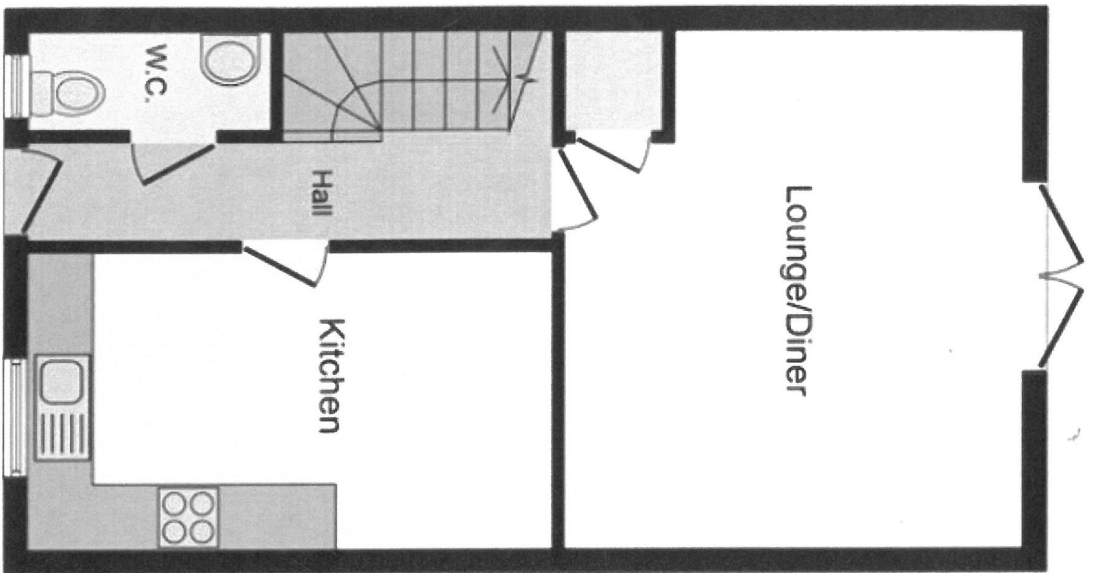
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

WHAT3WORDS

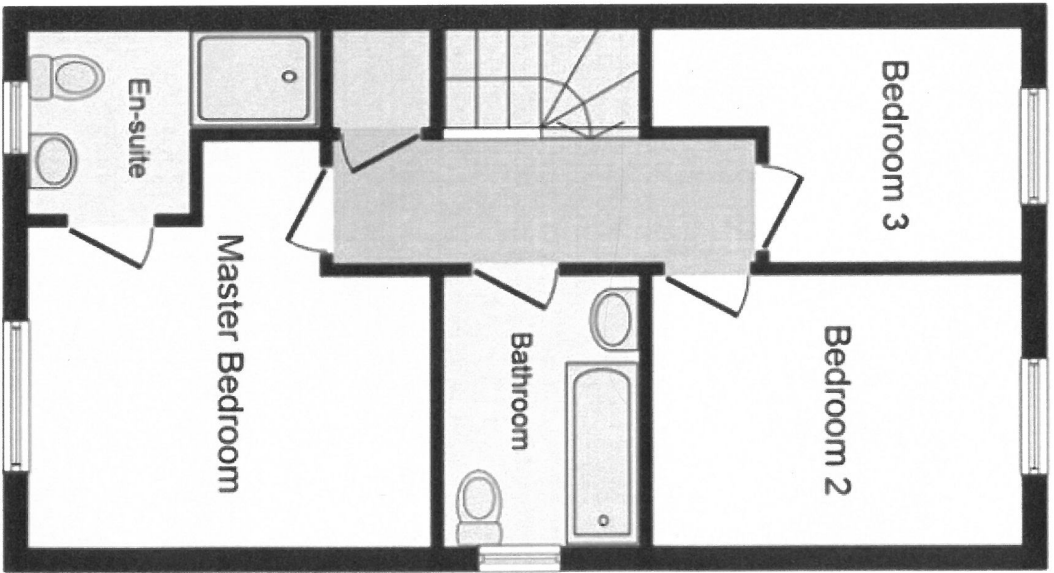
what3words will point you to where the properties lies on the map - dine.study.moons

Services

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



Ground Floor



First Floor

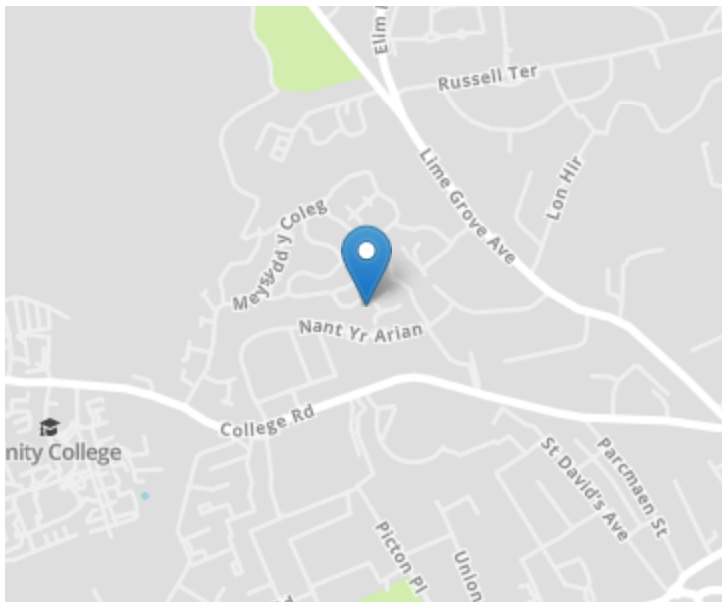
Directions


Travelling from St Catherine Street heading West you will pass the entrance for 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 one mile and you will come to a roundabout. Take the second exit off the roundabout. Continue onto Trem Y Coleg then turn right for Meysydd Y Coleg. Turn right again for Maes Yr Ehedydd. Continue down this road and the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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		92
(81-91)	B		
(69-80)	C	79	
(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 

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

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