

A Superb Modern Family Property in A Popular Location on the Outskirts of Town & Close to the Hospital. Superb Presentation. Many Upgrades from Original Superb Build. Parking & Enclosed



1 Parc Y Neuadd, Carmarthen. SA31 2DF.

£475,000

R/4397/NT

*** A Superb modern build by a local reputable builder. *** The present owners have upgrades which includes blinds to windows, Jac & Jill en suite to bedroom 2 & 3, blue tooth speaker to kitchen area and superb landscaped garden and patio area with soft lighting surround and with bi folding doors from the kitchen area to the enclosed garden. *** A superbly presented property offering light and roomy accommodation, the open plan kitchen, dining and sitting area would be the envy of any family.*** A good energy rating with gas central heating with zoned underfloor heating to the ground floor, master bedroom with dressing area and en suite and family bathroom are some of the family comforts the property has to offer. ***

A popular post code being a level walk to town centre (1 mile) and close to West Wales General Hospital at Glangwili.



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Location

Parc Y Neuadd a quiet modern cul de sac off Bronwydd Road which is regarded as one of the best areas within Carmarthen Town being close to the Hospital. Town centre a level walk from the property which offers excellent facilities including National and traditional retailers, market, Lyric Theater and cinema, junior schools, bus and mainline train station. Dyfed Powys Police Headquarters and Fire Station, council offices, Welsh national S4C TV station offices at Egin and Trinity St. Davids University of Wales, leisure centre and secondary schools. The location is also good for access to the West Wales coastline both Ceredigion and Pembrokeshire.

Hallway

Wood style flooring, staircase, understairs store cupboard and doors to

Office / Sitting Room

1.86m x 2.65m (6' 1" x 8' 8")

Window to front and radiator.



Living Room

5m x 3.65m (16' 5" x 12' 0")

Feature fireplace with electric flame effect fire inset wood beam over and slate hearth. Bay window to front with fitted blinds.



Kitchen/ Breakfast & Sitting Area

8.5m x 5m (27' 11" x 16' 5")

A Superb open plan area with bi fold doors opening out to the patio area to rear. 2 Windows to rear. A superb range of base units with quartz worktops over, matching Island with breakfast bar. Fitted dishwasher, full length fridge and freezer, walk in pantry, Infusion cooking range with double oven and grill with 5 ring hob with extractor fan over. Boiling water tap, one and a half bowl sink unit, inset spotlights over and blue tooth speaker.





Landing

Opaque double glazed window to side. Radiator. Double doors to Airing cupboard with pressurized tank system.



Bedroom 4

3.3m x 2.6m (10' 10" x 8' 6")

Window to front, radiator and door to En Suite Jac & Jill also to bedroom 3. loft access to part boarded loft area.

Jac & Jill En Suite

1.36m x 2.73m (4' 6" x 8' 11")

Opaque window to front, localized wall tiles, shower cubicle (1.36m), WC, vanity wash hand basin and chrome towel radiator.



Bedroom 3

3.6m x 3.56m max (11' 10" x 11' 8")

Radiator, 2 x sliding doors to fitted wardrobe. Window to rear. Door to en suite.





Family Bathroom

2.15m x 2.2m (7' 1" x 7' 3")

Oval Bath with waterfall mixer tap attachment. Chrome towel radiator, His and Hers wash hand basin, WC Localized wall tiles and opaque window to rear.



Bedroom 2

3.26m x 3m (10' 8" x 9' 10")

Window to rear and radiator.



Master Bedroom

3.13m x 4.65m (10' 3" x 15' 3")

Window to rear and radiator. Opening to



Dressing Area

1.91m x 3.14m (6' 3" x 10' 4")

Fitted wardrobe with 3 x sliding doors, radiator and door to



En Suite

1.93m x 1.7m (6' 4" x 5' 7")

Shower cubicle, vanity wash hand basin and WC. Chrome towel radiator, opaque window to side and localized wall tiles.



Externally

Front block paved drive for parking and side block paved drive with doors leading to rear enclosed garden. Paved patio area to the immediate rear of the property off the bi fold doors from the kitchen. Central steps lead to level grassed lawn with 10' x 8' garden shed with block paved path to same. Raised plant borders to rear with wooden boundary fence over with soft lighting surround to the fence.



Tenure and Services.

The property is freehold and Mains water, electric, gas and drains.

Council Tax Band

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

Directions : From the office turn right into Water Street and at the traffic lights turn right into St. Catherine Street. Continue on and at the roundabout take the first junction continue through Richmond Terrace and at the roundabout turn left carry on through Priory Street and at the roundabout having passed Tanerdy garage take the first junction and carry on at the next roundabout turn left on the first junction and carry on 100 yards in Bronwydd Road and turn right into Coed Y Neuadd and carry on for 75 yards and the property will be found on the left hand side shown by a Morgan and Davies For Sale Board.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	85	
(69-80) C		
(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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