

*Lovely & Superbly Presented Home. Suitable for 1st Time Purchasers or Investment Purposes. End Of Cul De Sac With Good Parking and Garden. En suite, Downstairs Toilet & Open Plan Kitchen/ Diner. Convenient location.*



24 Maes Elen, Carmarthen. SA31 3FB.

£220,000

R/5131/NT

Lovely modern family home well presented and in good decorative order. Main bedroom with en suite and larger than the average parking area being end of cul de sac. Enclosed rear garden and downstairs toilet. Excellent B rating on the energy certificate for better running costs. Internal viewing is highly recommended to fully appreciate. Popular location convenient for dual carriageway connection, Johnstown village and Carmarthen Town.



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## Location

Johnstown village offers good facilities including junior and secondary schools, leisure centre, shop and A 40 dual carriageway connection for convenience of heading west towards popular destinations of Saundersfoot, Tenby, Pendine and Laugharne. East some 15 miles is M4 at Pont Abraham. Carmarthen Town offers excellent facilities including traditional and national retailers, Lyric theatre and cinema. Egin / S4C studio is nearby and Trinity St. Davids Wales University. County Council office, Dyfed Powys Police Headquarters and Mid and Wales Fire Department along with West Wales General Hospital.

## Hallway

Staircase and doors to



## Cloakroom

WC and wash hand basin.



## Living Room

4.35m x 3.69m (14' 3" x 12' 1")

Window to front and radiator. Understairs store cupboard and door to.





## Kitchen / Dining Room

4.68m x 2.69m (15' 4" x 8' 10")

Range of base units with worktops over and matching wall units. One and a half bowl stainless steel sink unit with single drainer. Space and plumbing for washing machine and dish washer, Space for fridge freezer. Oven and 4 ring gas hob with extractor fan over. Patio doors and window to rear.



## Landing

2 x Store cupboards and doors to





### Master Bedroom

3.69m x 2.99m (12' 1" x 9' 10")

Window to front and radiator.



### Bedroom 2

2.81m x 2.32m (9' 3" x 7' 7")

Radiator and window to rear.



### Bedroom 3

2.32m x 1.78m (7' 7" x 5' 10")

Window to rear and radiator.



### En Suite

Shower cubicle, WC and wash hand basin.

Radiator and window.

## Bathroom

Panelled Bath, WC and wash hand basin.  
Window and Radiator.



## Externally

Larger than the average parking area as the property is end of cul de sac. Enclosed rear garden and patio area.



## 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

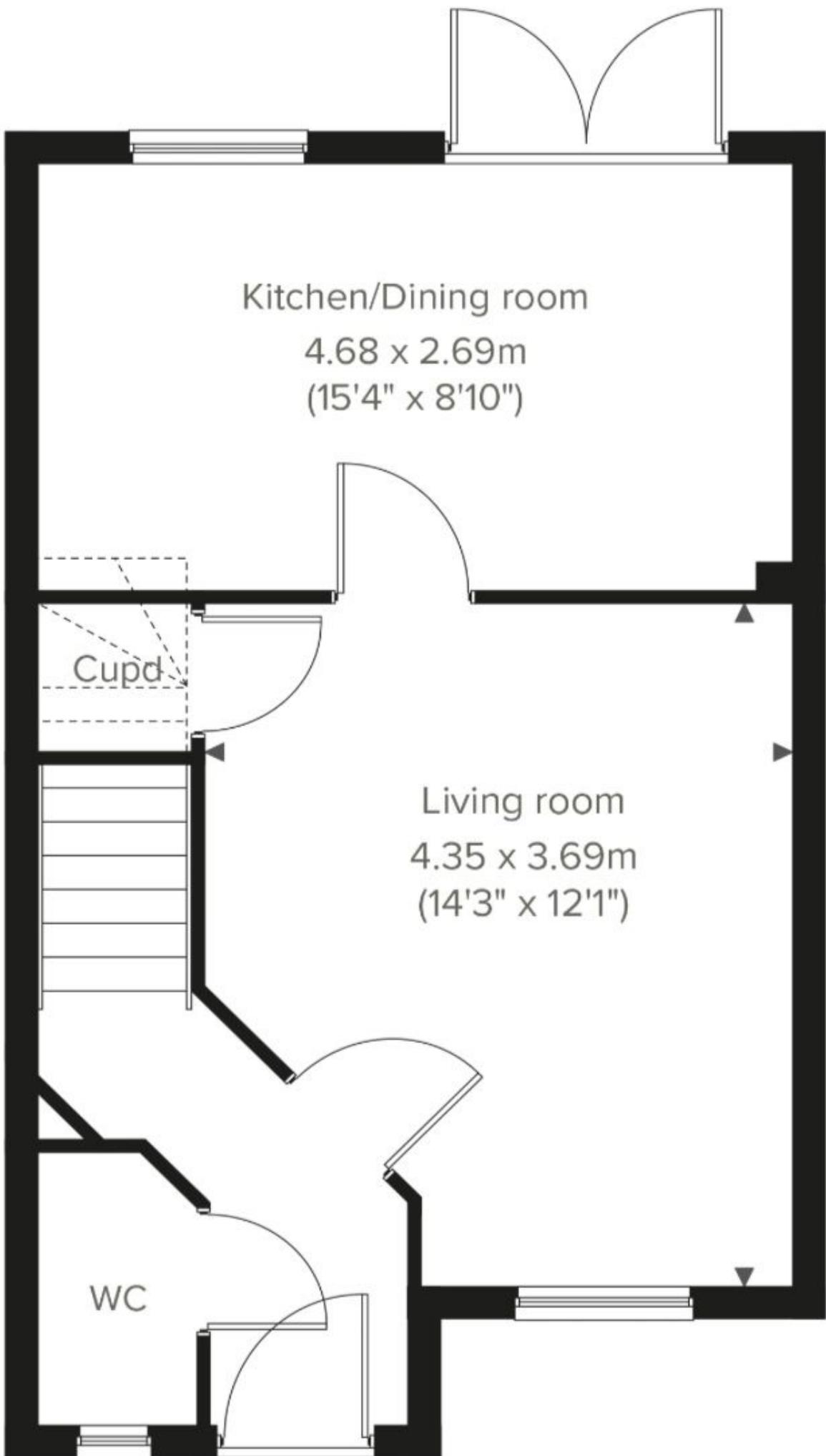
We are informed the property is of Freehold Tenure and will be vacant on completion.

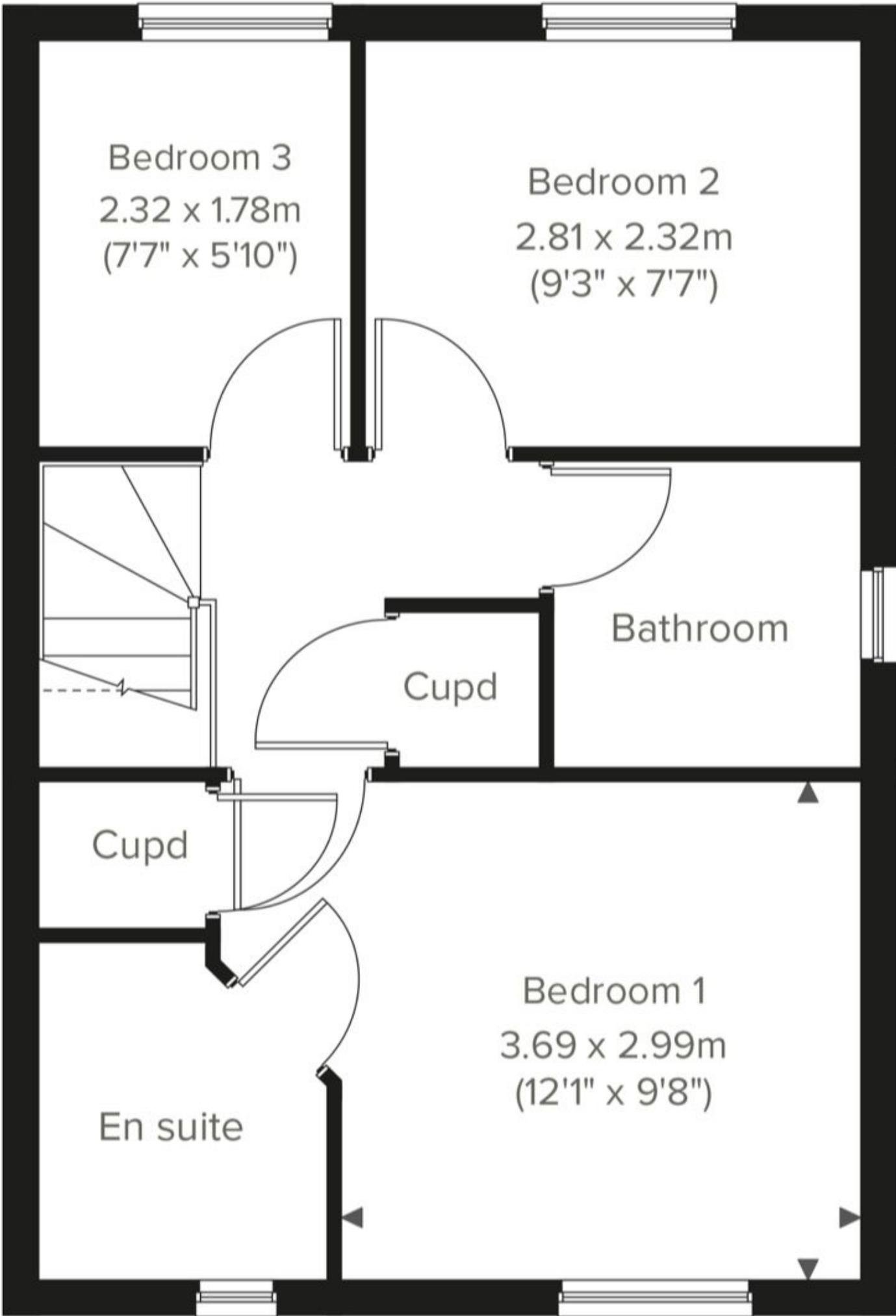
## Council Tax

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

N/A

**Parking Types:** Off Street. Private.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Construction Type

Traditional

**EPC Rating:** B (83)

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

**Flooding Sources:**

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

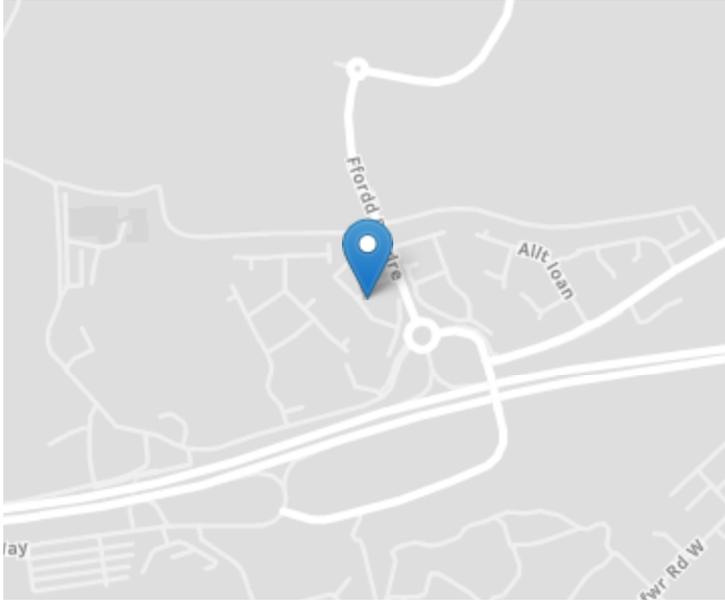
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

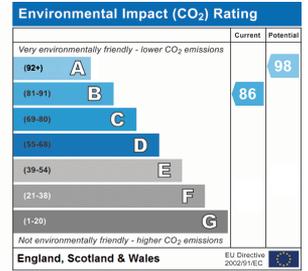
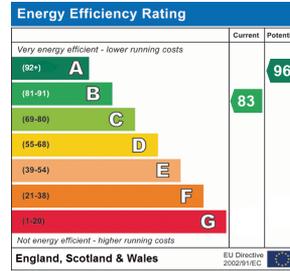
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : Start on from our Office in Lammas Street, Carmarthen town centre. Head south-west along Lammas Street. Continue until you reach a junction with Llysonnen Road / Heol Dyfnallt. Turn onto Llysonnen Road (or the connecting residential road that leads toward Maes Elen) heading generally in a westerly direction. Follow that road into the Maes Elen estate area. Arrive at 24 Maes Elen, SA31 3FB on your left/right along that residential street.



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

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