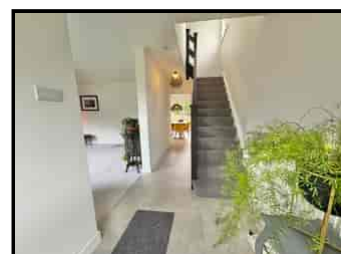
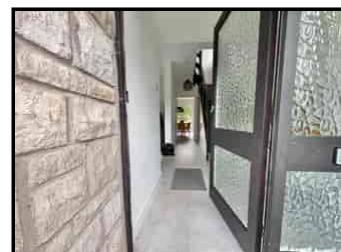


*Beautifully Presented & Modernised Property. Large Windows with Natural Light. Superb Open Plan Kitchen/ Dining & Sitting Area. South Facing Garden With Patio Area. Parking & Garage.*



45 Nant-Yr-Arian, Carmarthen. SA31 3JQ.

**£300,000 Offers in Excess of**

**R/4943/NT**

Modernised to a beautiful standard with well thought out flowing accommodation. The ultimate open plan kitchen with Breakfast bar, dining area and sitting room off to enjoy the evening sun in the garden and patio area with 2 patio doors looking out into the garden and patio area. Italian style floor tiles, composite radiator and oak finished doors with black finished hardware. Generous sized bedrooms and bathroom with large shower unit and oval bath. Integral garage which could easily be incorporated to offer Gym or 2nd living room ( STP) if required. Tarmac drive and garage with enclosed rear garden.



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4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
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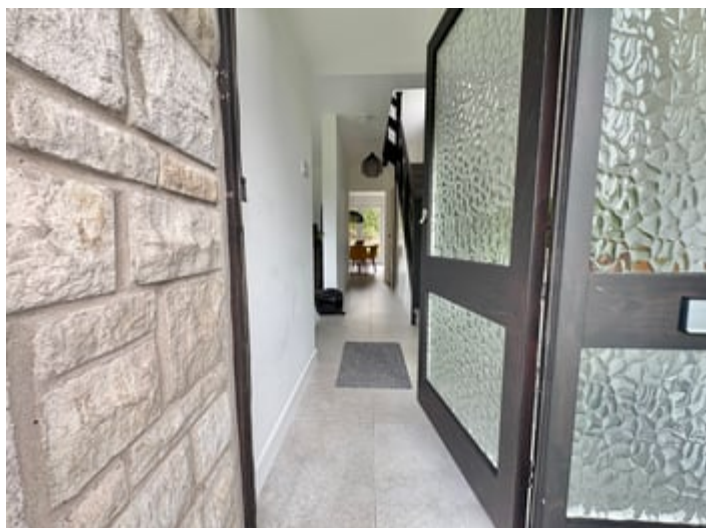
**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Location

Close to the University and S4C Egin Centre and between Town centre and Johnstown Village. Town offers National & Traditional Retailers, Market, Council Office, within a 10 minute walk of the Fire station headquarters. Lovely eateries, Lyric Theatre and cinema, junior schools, bus and rail station. Johnstown village offers secondary school, leisure centre and easy access to the A40 for connection to the M4 and the popular coastline of Carmarthenshire and Pembrokeshire.

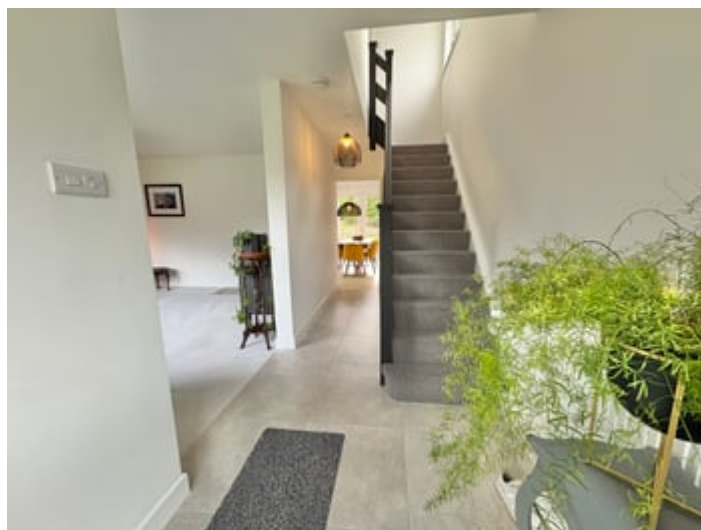
## Porch

Double glazed entrance door and door to



## Hallway

Staircase, tiled floor door to.



## Cloakroom

Understairs WC and Pedestal wash hand basin.

## Living Room

4.7m x 4.08m (15' 5" x 13' 5")

Double glazed window to front. Radiator. Feature fireplace.



## Kitchen / Dining Room

6.6m x 3.5m (21' 8" x 11' 6")

An impressive party room. Open plan with light streaming in from the sun room off and patio doors. A range of base units with worktops over and matching wall units. Integrated dish washer, fridge freezer and matching Island unit with sink unit and breakfast bar. Large drawers for saucepans, plates and pots. Bush Cooking range Large oven and 5 ring hob with extractor fan over. Tiled floor, inset spotlights over and opening too.



## Sun Room

2.05m x 2.23m (6' 9" x 7' 4")

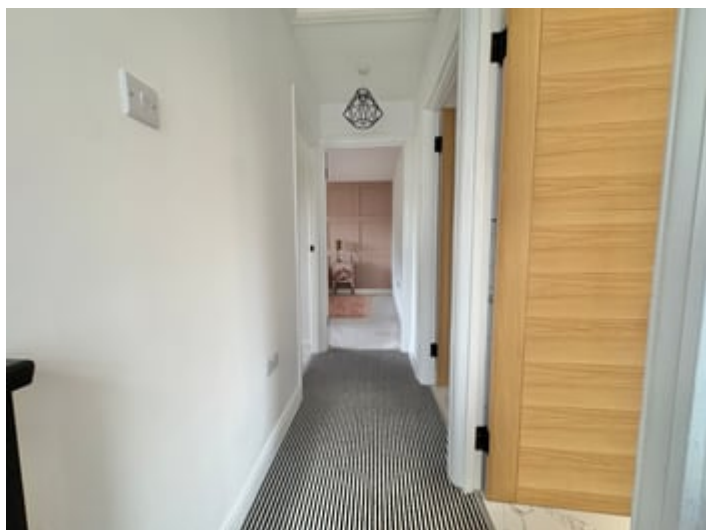
Patio doors to rear, double glazed window to side.

Radiator and tiled floor.



## Landing

Loft access, Double glazed window to side and doors to



## Bedroom 3

2.24m x 3.2m (7' 4" x 10' 6")

Double glazed window to front. Radiator.

## Bedroom 2

3.2m x 4.23m (10' 6" x 13' 11")





**Bathroom**



**Bedroom 1**

4.6m x 3.69m (15' 1" x 12' 1")

Double glazed window to rear. Radiator. Fitted Wardrobe.



**Garage**

3.65m x 7.2m (12' 0" x 23' 7")

Up and over door. 2 x Pedestrian door access to front and rear. Gas boiler which runs the hot water and central heating system.



**Externally**

Front tarmac drive and parking with lawned garden to front. Rear patio area with lawned garden beyond, south facing to enjoy the afternoon sun.



### **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and LPG gas central heating.

### **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 and has the following charges. Council Tax Band: 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 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 D

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

### Construction Type

Traditional

**EPC Rating:** F (31)

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

**Flooding Sources:**

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

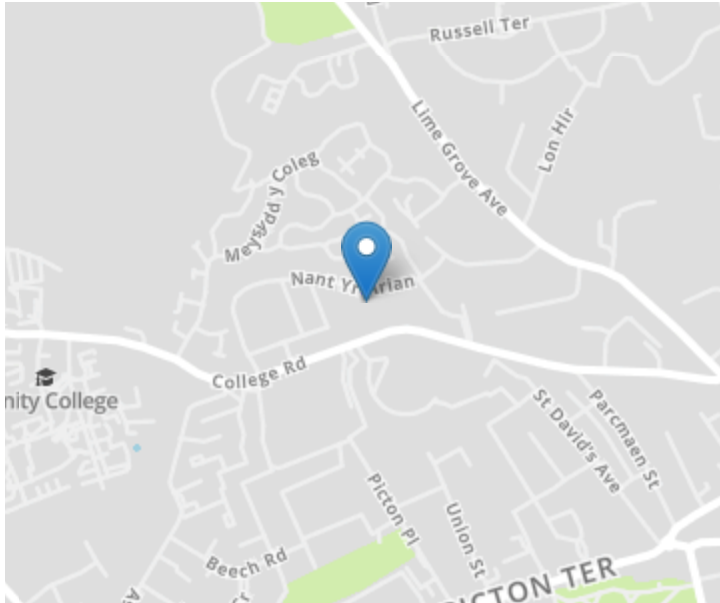
**Any risk of coastal erosion?** No

**Is the property listed?** No

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

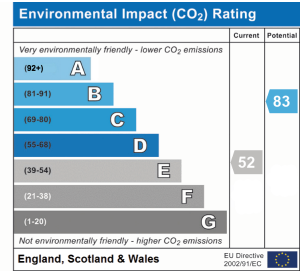
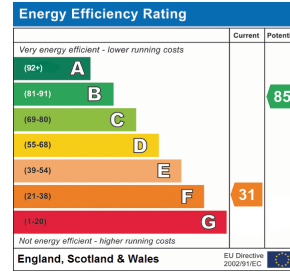
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From the office turn right into Water Street and at the traffic lights carry straight on for a third of a mile and turn left into Nant Yr Arian. Carry on and turn left at the end. Carry on for 75 Yards and the property will be found on the left hand side.



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

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11 Lammas St  
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Carmarthenshire  
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