

Large Modern Family Home. Award Winning Development. Quiet Cul De Sac Location off Bronwydd Road. Over 3,200 square Feet of Floor Space. Early Viewing Highly Recommended.



8 Cae Seiri, Carmarthen. SA31 2BZ.

£725,000

R/4783/NT

Situated on the edge of Carmarthen town just off the ever-popular Bronwydd Road, this modern, high quality, light and spacious, family home will win your heart from the moment you arrive and give a lifetime of truly outstanding living. The downstairs open plan layout provides family space where everyone can enjoy time together and connect with the well-kept garden. Entertainment is catered for in the dual aspect sun-lit living room, and work by two further quiet and bright reception rooms. The south facing, mature rear and side garden provides plenty of space to play or relax, with views to the countryside.

Upstairs you'll find the master suite with ensuite and dressing area, a further four double bedrooms, one with ensuite, and a family bathroom. All are quiet with peaceful views. On the second floor you'll find two further rooms that offer flexible spaces to meet your family needs. Part of an award-winning development (2014) this home also has ample parking, a detached garage, solar panels, gas central heating with underfloor heating downstairs, double glazing and an EPC rating of B.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

Location

Bronwydd Road is a popular area on the edge of Carmarthen Town. Cae Seiri is an award winning development and the property is in the quiet cul de sac. Just around the corner from West Wales General Hospital and on the edge of Carmarthen Town which offers excellent facilities including shops with national and traditional retailers, market, lyric theatre and cinema, junior and secondary schools, council offices, Dyfed Police Headquarters, Fire Brigade Headquarters and Trinity St. David's Wales university.

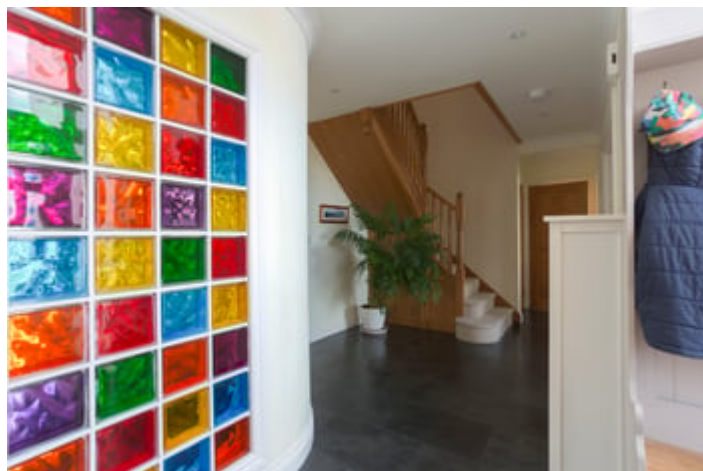
Property

The property was built by a local reputable builder circa 2012. The then development won the development award. The property itself is built to an excellent standard and specification. With an impressive EPC rating of B, this property promises excellent energy efficiency and low running costs. The property has double glazing and gas central, 4 Kw of solar panels help with electricity costs. Under floor heating to ground floor with the property well decorated we must admit that the property is a must see with early viewing recommended.



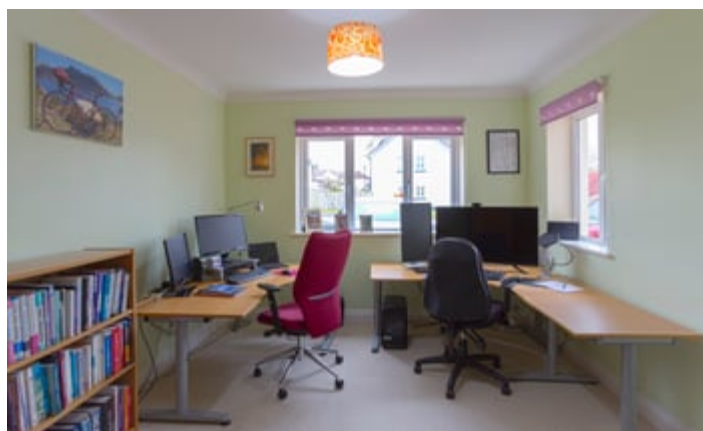
Entrance Hallway

Open hallway offering natural light. Curved finished wall with a stained glass feature. Leads to



Study

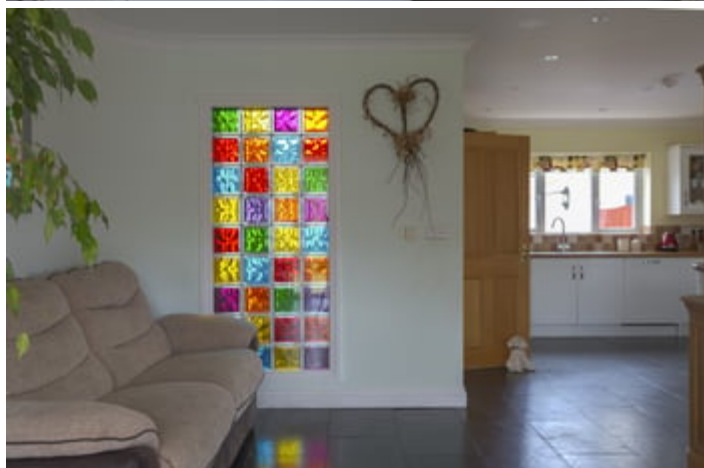
3.22m x 3.91m (10' 7" x 12' 10") Window to front and side.



Kitchen

4.64m x 3.86m (15' 3" x 12' 8")

Double glazed windows to front and side. The kitchen is fitted with a full range of overhead and lower cabinets, providing ample storage with a clean, streamlined look with its oak work tops as well as the generous surface space for food preparation. The combination of practical layout and premium finishes creates a highly functional and visually appealing cooking environment. Gas fired cooking range double oven grill and gas hob over tiled splash backs and stainless steel extractor fan over, dishwasher and Slate flooring & Underfloor heating.



Utility

2.36m x 1.91m (7' 9" x 6' 3")

Plumbing connections for laundry appliances and hand sink for added convenience. With the wood-effect worktops and a durable tiled floor/ underfloor heating. A rear-facing window and side door.



Dining Sitting Room

3.55m x 3.49m (11' 8" x 11' 5")

Flooded with natural light, the kitchen extends seamlessly into a bright dining/ sun room, creating a versatile space. Patio doors opening out into the well maintained family garden. Slate floor & under floor heating.



Living Room

6.15m x 5.26m (20' 2" x 17' 3")

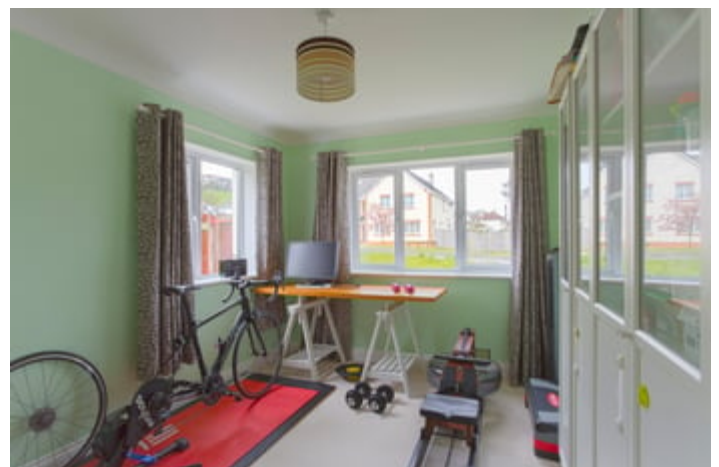
Two double glazed windows to the rear of the property and one window to the side. Carpet flooring & underfloor heating. Another bright and welcoming space, enjoying a desirable south-facing aspect that allows natural light to flood in throughout the day. Fitted with a convenient TV connections.



Play room/ Study

2.9m x 3.9m (9' 6" x 12' 10")

Versatile space with carpet flooring & under floor heating. Double glazed windows to front and side.



Boiler Room / Storage

2.84m x 1.59m (9' 4" x 5' 3")

Under floor heating connections and boiler space.
Great space for coats and extra storage.

Cloakroom

Tiled flooring & Under floor heating.



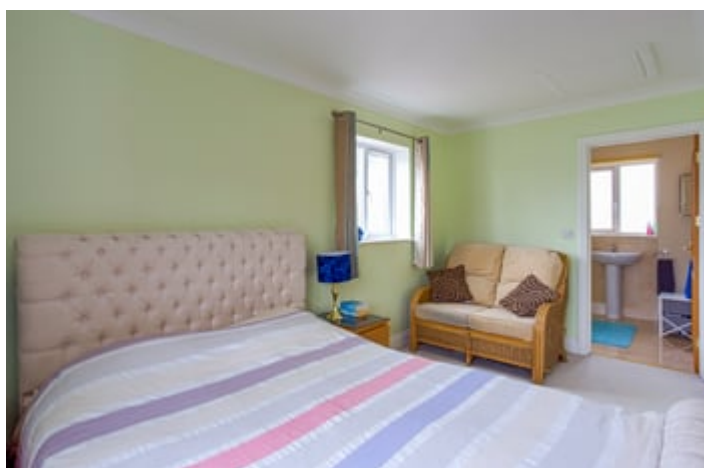
Landing

Staircase and full length window opening up the property to a generous natural light along with galleried landing overlooking the entrance hallway.

Bedroom

3.86m x 4.71m (12' 8" x 15' 5")

Window to front and side. Radiator and loft access.



En Suite

Corner shower, hand basin, towel rail and window to rear. Tiled flooring.



Bedroom

3.75m x 3.30m (12' 4" x 10' 10")

Window to rear. Radiator.



Master Bedroom

3.67m x 5.24m (12' 0" x 17' 2")

Window to rear and side ensuring natural light throughout. Radiator.

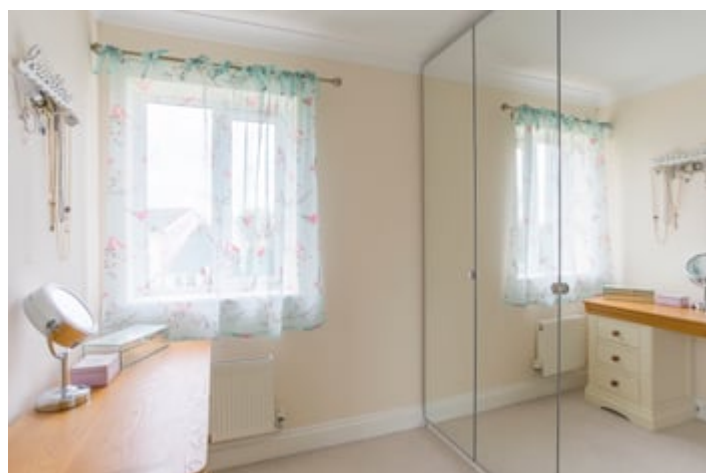




Dressing Room

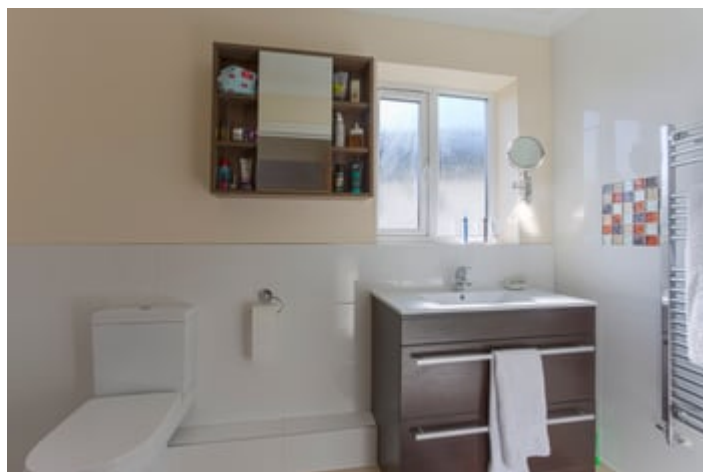
2.35m x 4.25m (7' 9" x 13' 11")

Window to rear overlooking the garden.



En Suite

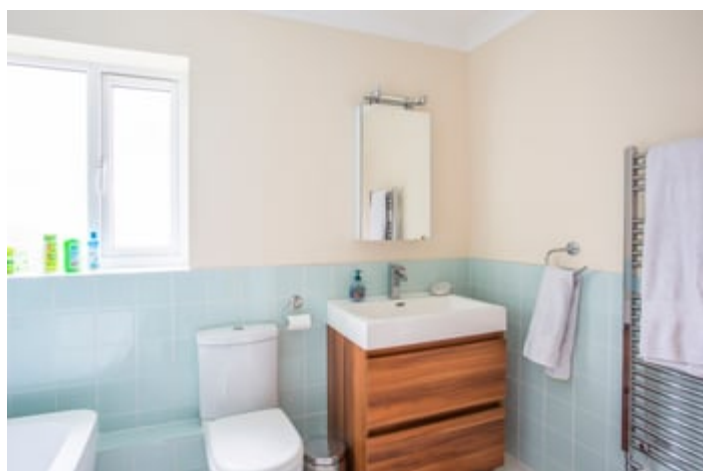
Corner shower, hand basin and towel rail. Tiled flooring and walls.



Family Bathroom

2.84m x 2.80m (9' 4" x 9' 2")

Tiled flooring and walls. Window to side & towel rail.



Bedroom

3.22m x 3.91m (10' 7" x 12' 10")

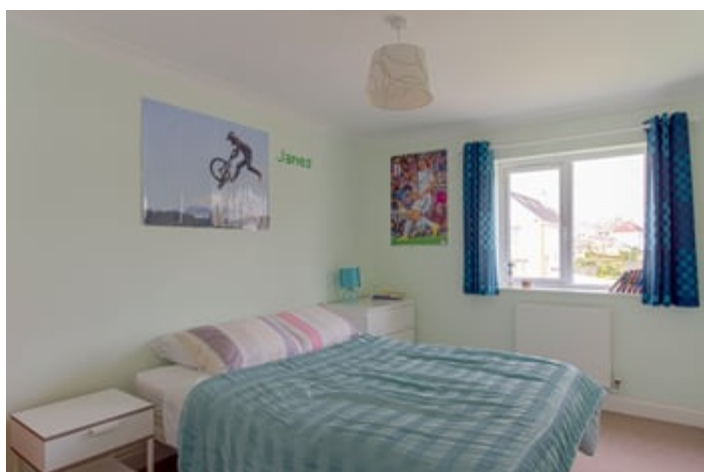
Window to front x 2, carpet flooring and radiator.



Bedroom

2.90m x 3.91m (9' 6" x 12' 10")

Window to the front, carpet flooring and radiator.



Landing



Study/ Play Room

3.76m x 4.35m (12' 4" x 14' 3")

Adaptable space with two skylines opening up the room. Laminate flooring and radiator.



Social Room/ Office

3.86m x 5.80m (12' 8" x 19' 0")

Another adaptable space with the two skylines offering plenty of light. Eaves access and radiator. Laminate flooring.

Detached Garage

Full-sized front main door, ideal for vehicle access, along with a convenient side entrance for easy walk-in access.

Garden & Drive

Practical lawned garden to side and rear. Rear patio area with access off the sun room. Raised flower beds boarding both sides of the garden. Front block paved drive for parking and turning area.





Services

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

Tenure

We are advised that the property is freehold with vacant possession on completion.

Council Tax Band

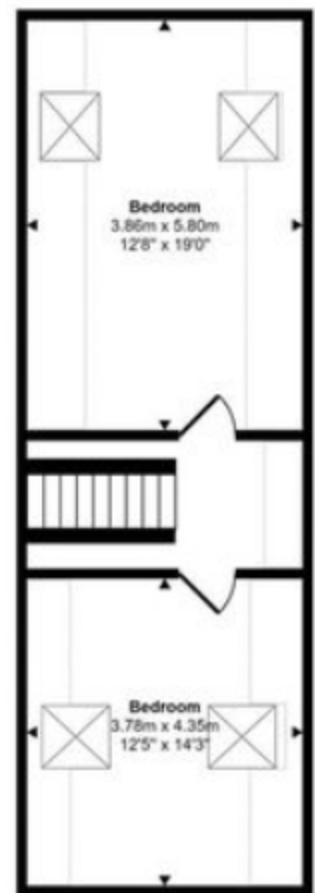
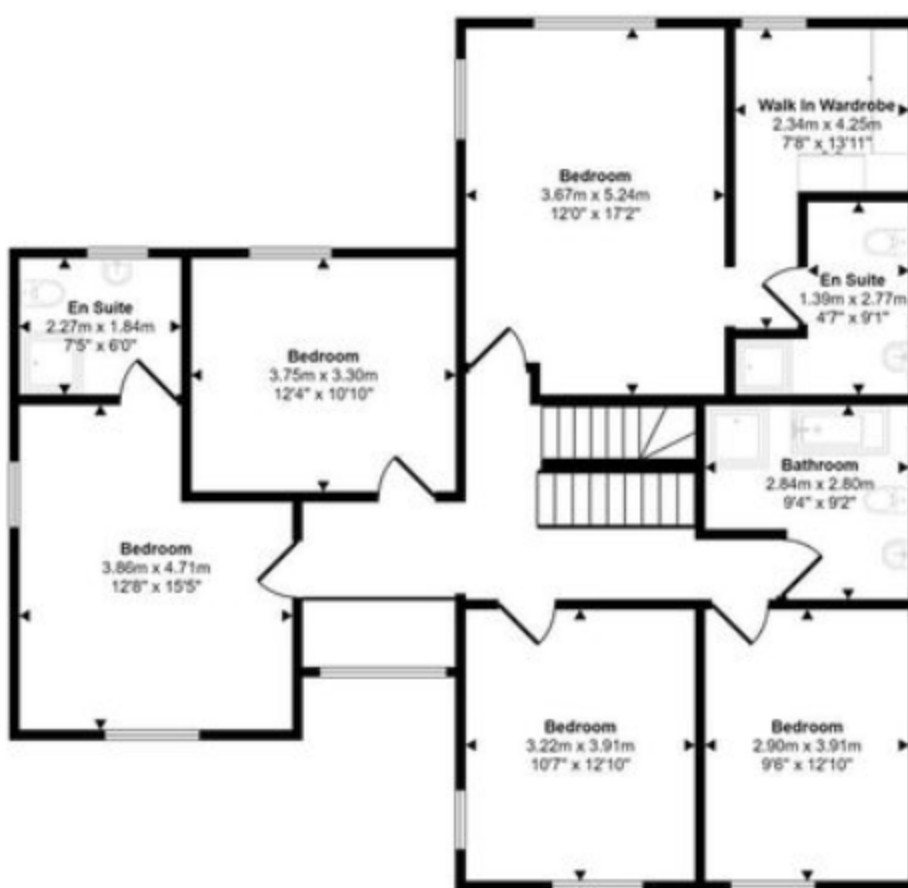
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: G.

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.



Approx Gross Internal Area
289 sq m / 3114 sq ft



MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway. Garage.

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 (89)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

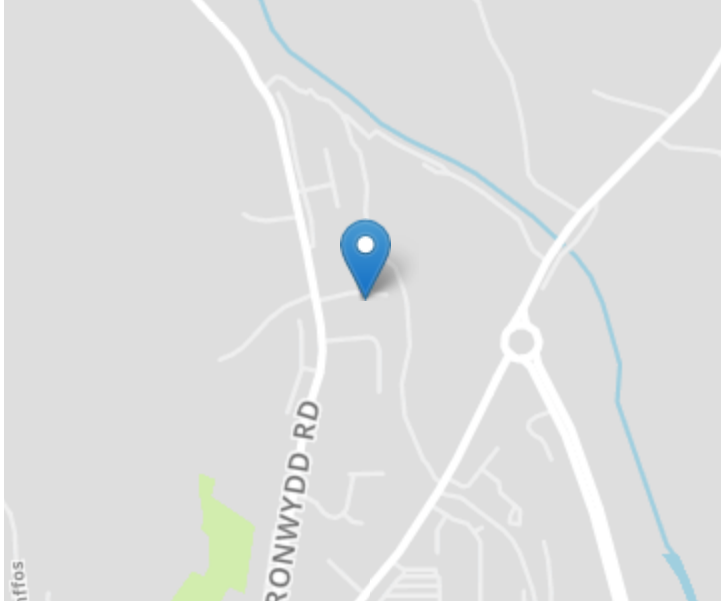
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

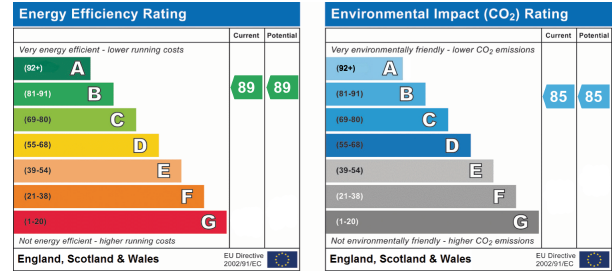
Any easements, servitudes, or wayleaves? No

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 light turn right into St. Catherine Street, carry on this road and at the roundabout turn first left into Richmond Terrace. Carry on and at the next mini roundabout turn left into Priory Street and carry on passing Tanerdy Garage and Lodge Public House. At the roundabout go first left and at the roundabout turn left into Bronwydd Road. Carry on and turn 3rd right into Caer Seiri and the property will be found on the right hand side.



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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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