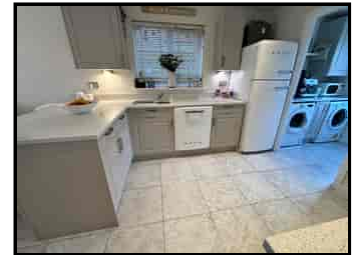


*Beautiful modern and superbly presented family home, enclosed low maintenance garden, parking and garage. Light and airy property with internal viewing highly recommended.*



1 Maes Elen, Carmarthen. SA31 3FB.

£395,000

R/4224/NT

**\*\*Modern living at its best.\*\*** Flowing accommodation being light and roomy and in excellent decorative order throughout.\*\* The property still has the builders warranty and has been lovingly looked after by the present owners and awaits the next family to move in.\*\* The master bedroom has en suite, the sitting room has patio doors opening out to the well kept low maintenance enclosed garden area.\*\* Parking and garage off to the side area completes this beautifully kept property with internal viewing highly recommended to fully appreciate.\*\*

Situated on the edge of Carmarthen town in the popular area of Johnstown close to schools, leisure center and dual carriageway connection.



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12, Harford Square, Lampeter,  
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Ceredigion, SA46 0AS  
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CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Hallway

Entrance Door, staircase, radiator and doors to

## Play / Sitting Room

3.4m x 3.08m (11' 2" x 10' 1")

Window to front, radiator and french doors to patio area.



## Living Room

3.29m x 4.11m (10' 10" x 13' 6")

Double aspect to front and side. Radiator.



## Kitchen / Dining Room

6.2m x 2.9m (20' 4" x 9' 6")

A lovely family room with a superb modern range of base units with worktops over and matching wall units and breakfast bar. Electric oven, 4 ring gas hob with extractor fan

over, one and half bowl sink unit with single drainer. Plumbing for washing machine and space for fridge freezer. Radiator, tiled floor and double aspect to side and rear.





### Utility

1.6m x 1.9m (5' 3" x 6' 3")

Gas boiler which runs the hot water and central heating system. Plumbing for washing machine. Base unit with worktop over and matching wall unit. Radiator, rear door and door to



### Cloakroom

WC, Wash hand basin, chrome towel radiator and extractor fan.

## FIRST FLOOR

### Landing

Loft access, door to store cupboard.



### Family Bathroom

2.5m x 1.9m (8' 2" x 6' 3")

Paneled bath with mixer tap attachment, pedestal wash hand basin, wc, opaque double glazed window to side, chrome towel radiator and localized wall tiles.



### Master Bedroom

3.8m x 3.5m (12' 6" x 11' 6") with a range of fitted wardrobes with 6 doors, double glazed window to side and radiator.

Door to:



## En-Suite

With shower cubicle, WC, pedestal wash hand basin, chrome towel radiator, opaque double glazed window to rear.



## Bedroom

3.53m x 2.62m (11' 7" x 8' 7") double aspect to front and side, radiator.



## Bedroom

2.25m x 2.5m (7' 5" x 8' 2") (max.) with a range of fitted wardrobes, double glazed window to front and radiator.



## Bedroom

2.93m x 3.12m (9' 7" x 10' 3") double glazed window to front and radiator.



## EXTERNALLY

Low maintenance garden area to side being enclosed with an area of artificial grass, patio area and shrubbed and flower borders. Parking to side and garage with up and over door.





### **Please Note**

The property has been lived in for 5 years approximately and still has the original builders warranty.

### **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.

### **Services**

Services - mains water, electric, gas and drainage. Gas central heating system.

Tenure - Freehold.

Council tax band - E.


### Directions

From the office continue 50 yards and turn right into Water Street. At the traffic lights continue straight on turning next left into Glannant Road. Continue on through College Road passing S4C centre Yr Egin and Trinity College. At the traffic lights continue straight on towards Johnstown. Continue on down the hill and before reaching the roundabout turn right into Maes Elen and the property will be found immediately 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](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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