

Superb and spacious family residence on outskirts of Carmarthen Town & Close to College. Five bed roomed three bathrooms. Enclosed garden, garage. Early Viewing Recommended.



24 Trem Y Coleg, Carmarthen. SA31 3ED.

£435,000

R/4156/NT

A spacious family home with modern living and superb open plan kitchen/ dining and sitting area. Light and airy with separate living room, office and utility room. A superb large sun room to rear looking out to the enclosed garden to rear with patio area and lawned area. The property has had a new kitchen which was fitted in 2023 and is superbly presented and in excellent decorative order. Parking area and garage to front and side of property. Double Glazed with interior blinds and Gas central Heating 2 bedrooms with en suite and one of which has a dressing area with fitted wardrobes the property is a fabulous residence with viewing highly recommended.

A popular and convenient location, a short walk to Trinity St. Davids Wales College and Egin S4C headquarters. Carmarthen town centre is under a mile offering eateries, schools, traditional and national retailers, Lyric theater, cinema etc. Bus & rail stations are also available. Johnstown village is easily accessible with leisure centre, schools etc. Carmarthen also is home to Dyfed Powys Police Headquarters and West Wales General Hospital.



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Hallway

Staircase with understairs Hammonds recently fitted four door cupboard for storage shoes and cloaks etc. Radiator, tiled floor and doors to

Kitchen/ Dining Room

3.3m x 7.4m (10' 10" x 24' 3")

An excellent range of base units with worktops over and matching wall units including tall units. Fitted oven and 5 ring hob with extractor fan over. Haier double door American style fridge freezer. Built in AEG dishwasher. One and a half bowl sink unit with single drainer. Ceramic tiled floor. Radiator. Window to front and rear. Opening to



Sitting Room

2.9m x 2.6m (9' 6" x 8' 6")

Tiled floor, Radiator and Patio doors to



Sun Room / Conservatory

5.6m x 3.7m (18' 4" x 12' 2")

Dwarf brick wall surround and patio doors to patio and garden area.



Office / Sitting Room

2.9m x 3.6m (9' 6" x 11' 10")

Window to front and radiator.

Utility

2m x 1.7m (6' 7" x 5' 7")

One and a half bowl sink unit with single drainer and base unit and matching wall unit. Gas boiler which runs the central heating and hot water system. Plumbing for washing machine. Rear door and window. Tiled floor and radiator.

Cloakroom

WC and wash hand basin. Radiator, localized wall tiles and opaque window to side.

Landing

Window to front, Radiator, airing cupboard, staircase and doors to

Lounge

3.29m x 7.47m (10' 10" x 24' 6")

Triple aspect to front side and rear. Radiator x 2



Master Bedroom

2.9m x 4.57m (9' 6" x 15' 0")

Double glazed window to front. Radiator and walk through to



Dressing Area

1.5m x 3m (4' 11" x 9' 10")

3 x Double door wardrobes and window to rear. Radiator and door to

En Suite Bathroom

2.7m x 1.9m (8' 10" x 6' 3")

Paneled bath mixer tap and shower attachment. Shower cubicle, WC, Pedestal wash hand basin, Shaver point, opaque window to rear. Radiator. Localized wall tiles.



Landing

Window to front, radiator .

Bedroom 2

2.9m x 4.2m (9' 6" x 13' 9")

Window to rear. Radiator.



Bedroom 4

2.9m x 3.07m (9' 6" x 10' 1")

Window to front and radiator.

Bedroom 5

Window to the front.

En Suite Bedroom 2

3.3m x 3.6m (10' 10" x 11' 10")

Window to rear, radiator. Door to



En Suite

Shower cubicle, WC, wash hand basin, radiator, opaque window to side. Localized wall tiles. Shaver point.

Bedroom 3

3.3m x 2.2m (10' 10" x 7' 3")

Window to rear and radiator.

Family Bathroom

Bath, toilet, pedestal sink with shaver point.



Double Garage

Electric roller shutter door. Side pedestrian access, electric and light.

Externally

Enclosed garden with scattered shrubs and flowers area to front with a pedestrian gate access and wrought iron gate. Tarmacadam Parking area to front to garage. Rear enclosed garden area mainly level lawn, block paved patio area and flowers to borders. Low maintenance golden pea graveled area to side suitable for storage and bins.



Tenure

We are informed that the property is freehold.

Services

Mains water, electric, gas and drains. Gas central heating system.

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.

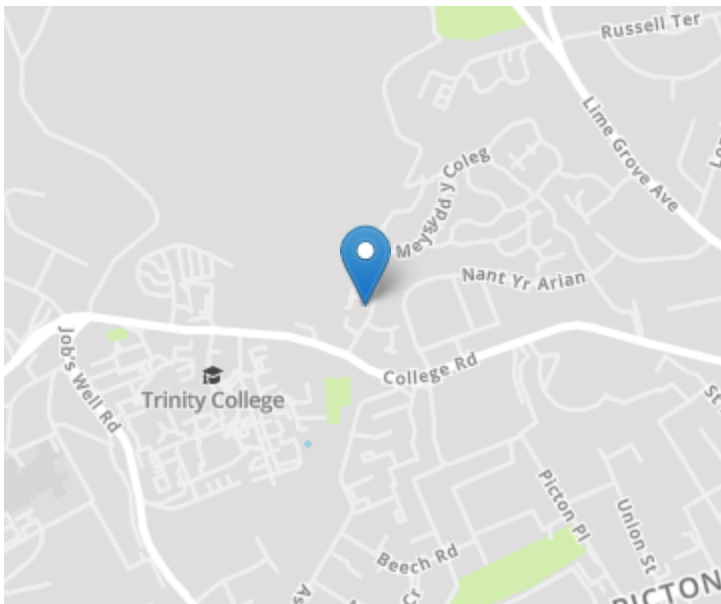
Directions

From our office in Lammas Street turn right into Water Street and at the traffic lights carry on and turn left into Glannant Road. Carry on this road and onto College Road. Pass the school and at the mini roundabout turn right into Trem Y Coleg. Carry on for a 100 yards and the property will be found on the right hand side shown by a Morgan and Davies For Sale Board.

Viewing : Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493444 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		
(81-91) B		87
(69-80) C	80	
(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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