

Larger Than Normal Parking Area, Detached Garage, Enclosed Garden. Open Plan Kitchen/Dining Area & 2 Lovely Reception Rooms. Master Bedroom is En Suite. Village location



13 Maes Macsen, Carmarthen. SA31 3DA.

£375,000

R/4378/NT

*** Lots of Parking area to this modern superbly presented family home.*** Enclosed garden area the property is a must view for the family requiring outside space and wanting the modern living with light and roomy accommodation.*** Currently the second living room is used as a 5th Bedroom option, with 4 bedrooms upstairs with the master being ensuite. *** Gas central heating & Double glazed built in 2021 the property is still under a guarantee.*** B rating on the Energy Certificate the property offers an excellent rating in running costs. *** The property is situated in the popular location of Johnstown by schools and leisure centre and on the outskirts of Carmarthen Town. ***



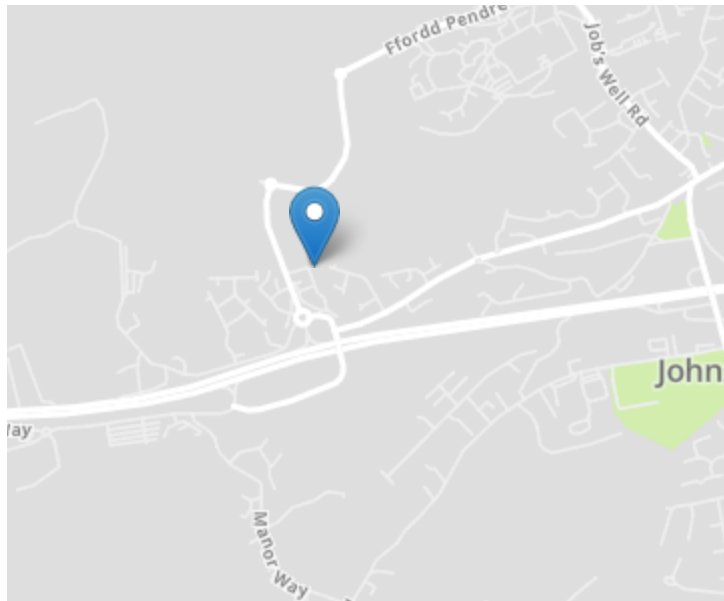
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



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

Modern development in Johnstown close to junior and secondary schools, leisure centre and shops. Close to the dual carriageway to travel to the ever popular West Wales coastline destinations of Laugharne, Pendine, Tenby and Saundersfoot. Also a popular cycle path running along the side of the A 40. Carmarthen offers excellent facilities including shopping facilities with National and Traditional retailers, Lyric Theater and cinema, bus and mainline rail station, University Trinity St. Davids Wales, S4C / Egin centre, council offices, Dyfed Powys Police headquarters and Glangwili Hospital.

Hallway

Coat hanging area, staircase and door to

Sitting Room



3.4m x 3m (11' 2" x 9' 10")

Patio doors to side, radiator and window to front. Currently used as a bedroom.

Living Room

3.3m x 4.1m (10' 10" x 13' 5")

Double aspect to front and side. Radiator.



Kitchen / Dining Room

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

Range of base units with Granite Worktops over and matching wall units. One and a half bowl sink unit with single drainer. Fitted dishwasher and fridge freezer, electric oven and 4 ring gas hob with extractor fan over. Double glazed window to side and rear. Radiator and door to



Utility

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

Base unit with worktop over, plumbing for washing machine and space for tumble drier. Gas boiler running the hot water and central heating system. Side entrance doorway.

Downstairs WC

WC under the stairs by utility room

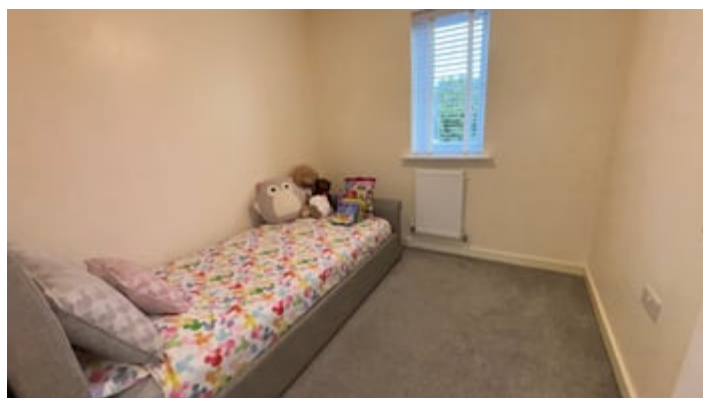
Landing

Store cupboard, loft access and doors to.

Bedroom

2.36m x 2.5m (7' 9" x 8' 2")

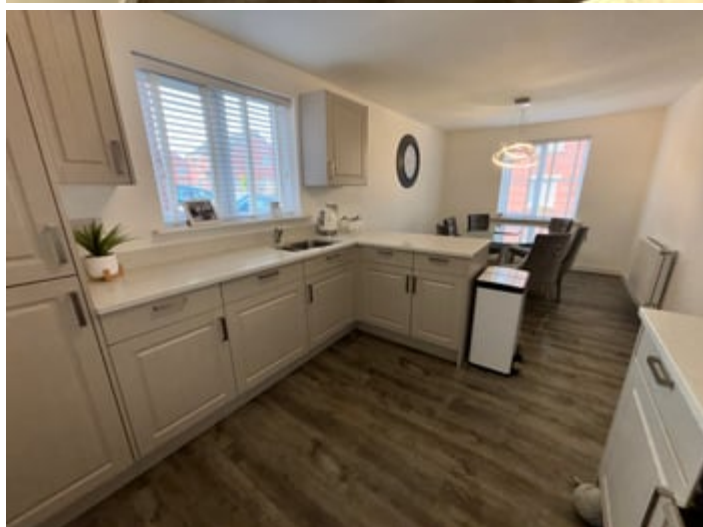
Double glazed window to front. Radiator.



Bathroom

2m x 2.5m (6' 7" x 8' 2")

Paneled Bath with mixer tap attachment. Wash hand basin, WC, Radiator, localized wall tiles and silent running extractor fan.



Master Bedroom

3.5m x 3.9m (11' 6" x 12' 10")

Double glazed window to side, Leeks fitted wardrobe with 6 doors and vanity unit within.



En Suite

1.6m x 1.1m (5' 3" x 3' 7")

Opaque window to rear, shower cubicle, WC, wash hand basin, radiator and localized wall tiles.



Bedroom

2.6m x 3.5m (8' 6" x 11' 6")

Double aspect to front and side. Radiator.



Bedroom

2.72m x 3m (8' 11" x 9' 10")

Double aspect to front and side. Radiator.



Externally

Large parking area to the front side of the property leading up to GARAGE 6.1m x 3.3m (20' 0" x 10' 10") Up and over door 6 x double electric sockets & light. Front low maintenance forecourt and side enclosed walled and fenced level lawned garden. Patio area.



Services & Tenure

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

The property is freehold.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - E

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.

MATERIAL INFORMATION

| | |
|---|--|
| Council Tax: Band E | EPC Rating: B (84) |
| N/A | Has the property been flooded in last 5 years? No |
| Parking Types: Disabled Parking Available. Driveway. Garage. | Flooding Sources: |
| Heating Sources: Gas. | Any flood defences at the property? No |
| Electricity Supply: Mains Supply. | Any risk of coastal erosion? No |
| Water Supply: Mains Supply. | Is the property listed? No |
| Sewerage: Mains Supply. | Are there any restrictions associated with the property? No |
| Broadband Connection Types: FTTP. | Any easements, servitudes, or wayleaves? No |
| Accessibility Types: None. | The existence of any public or private right of way? No |
| Mobile Signal | |
| 4G great data and voice | |
| Construction Type | |
| Timber Frame | |

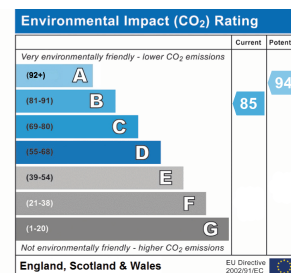
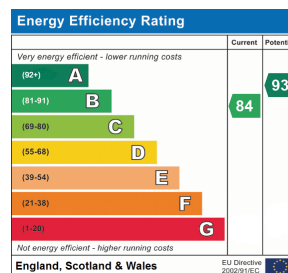
Directions

From the office turn right into Water Street, at the traffic lights carry straight on and after 75 yards turn left into Glannant Road and continue onto the next roundabout and turn off the first junction 1st left pass the University and Egin building and at the traffic lights carry straight on at the traffic light towards Johnstown. at the roundabout take the 1st junction and also 1st junction at the next roundabout. Entering Johnstown turn first left into Maes Macsen and carry straight on and the property will be found on the right hand side at the first left turn.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 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.



For further information or to arrange a viewing on this beautiful property, contact us:

Carmarthen
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



Regulated by

RICS