



## **Maes Y Teirw**

Carmarthen, SA31 3FG

- Detached Property
- Family Bathroom & En-Suite
- Underfloor Heating To Both Floors & Carpeted
- Turfed & Fenced Enclosed Rear Garden
- Air Source Heating
- Five Bedrooms
- Open Plan Kitchen/ Diner & Utility Room
- Garage & Off Road Parking
- Freehold
- Viewing By Appointment

**Asking Price £495,000 Freehold**





## Location

## Description

Cymru Estates are pleased to offer for Sale A stunning New Build Five Bed Property located in Carmarthen. This Detached Five Bedroom (Master with en-suite), Lounge, Open Plan Kitchen/diner, Family Bathroom and Utility room. Viewing is recommended to appreciate the attention to detail, high specifications and true quality features of these properties which include, underfloor heating up stairs and downstairs, air source pump and solar panels. Carpets fitted throughout property. Rear garden laid to lawn and fenced and garage. Close to all amenities.

## Entrance Hallway

17'2" x 12'9" x 12'5" approx

## Lounge

18'9" x 16'10" approx

## Kitchen/ Dining

31'4" x 12'2" approx

## Utility

17'10" x 8'6" approx

## Cloakroom

7'2" x 3'9" approx

## First Floor

## Landing

## Master Bedroom

18'10" x 10'3" approx

## En-Suite

10'1" x 4'4" approx

## Bedroom Two

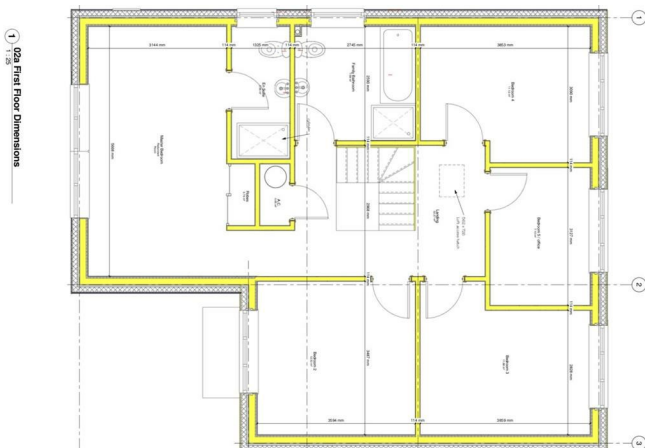
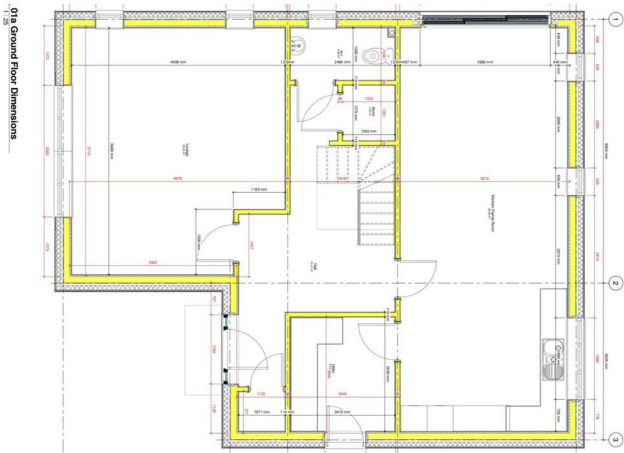
12'4" x 11'4" approx

## Bedroom Three

12'2" x 9'2" approx

## Bedroom Four

12'9" x 10'1" approx



## Bedroom 5/ Office

10'3" x 8'3" approx

## Family Bathroom

8'11" x 8'2" approx

## External

## Garage with off road parking

## Disclaimer

Please Note- All internal photos shown on this advert are from previous show home and are just to provide an example of the standard of finish, also the CGI image and site plan are for illustration purposes only.

## GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

## IMPORTANT INFORMATION

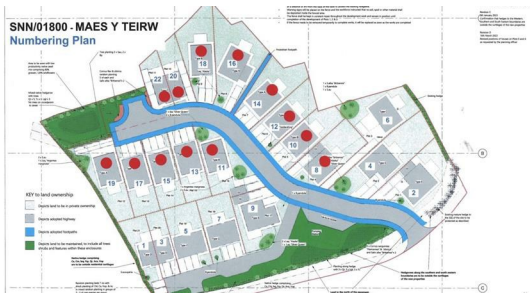
These particulars are set out as a general outline for guidance and prospective purchasers should

satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

## DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



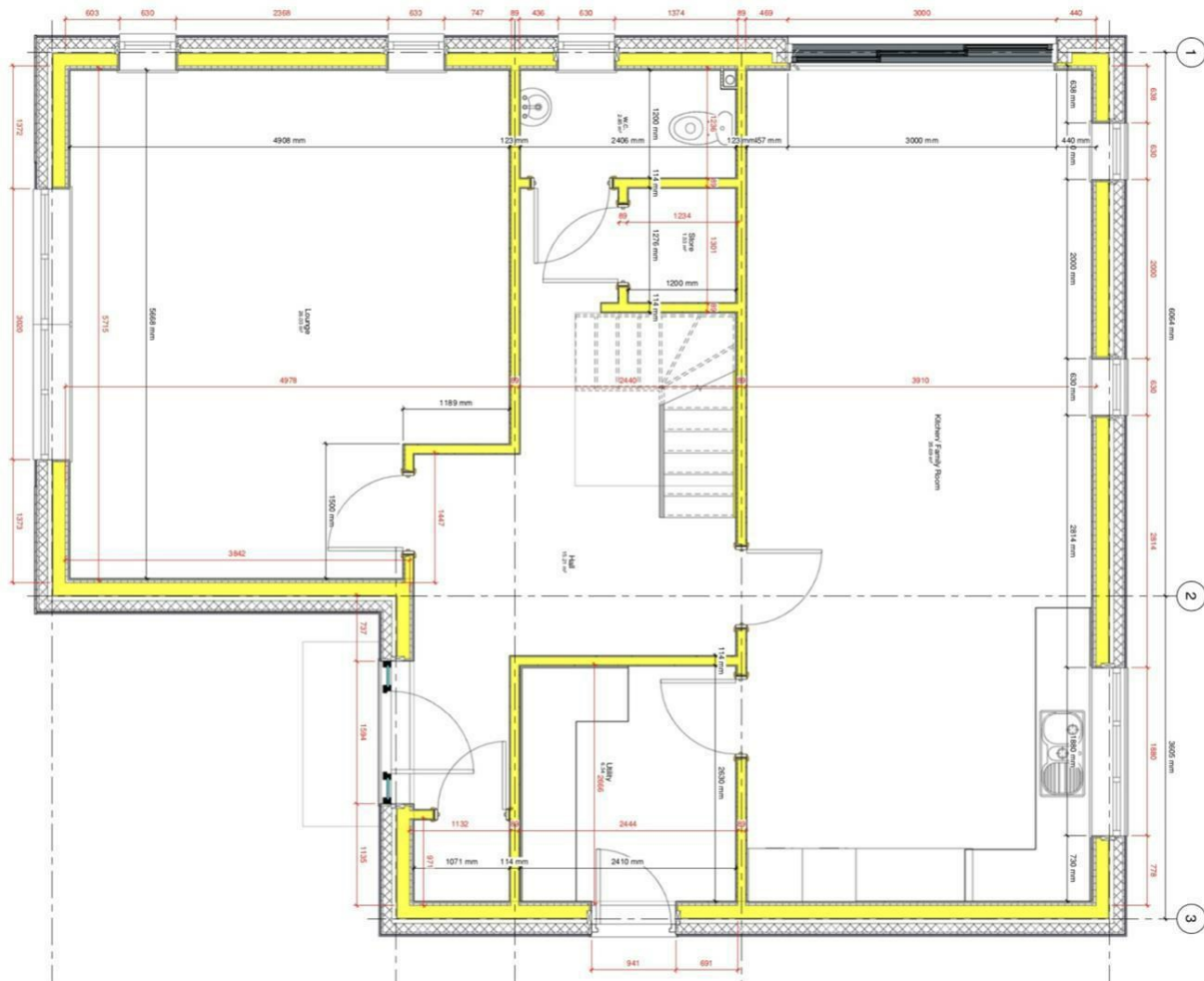


## Local Authority Council Tax Band EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

1  
1 : 25  
01a Ground Floor Dimensions



### Cymru Estates Sales Office

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### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.