



## **Maes Y Teirw** , Carmarthen SA31 3FG

- New Build Property with Garage
- Family Bathroom, En-Suite & Cloakroom
- Underfloor Heating & Carpetted
- Turfed & Fenced Rear Garden
- Freehold, Air Source Heating
- Four Double Bedrooms
- Open Plan Kitchen/ Diner & Utility Room
- Garage & Off Road Parking
- Good Commuting links
- Viewing By Appointment

**Asking Price £400,000 Freehold**





## Location

## Description

Cymru Estates are delighted to offer for sale this exceptional new-build four-bedroom detached property with garage, situated in the desirable location of Carmarthen.

Finished to an impeccable standard, the property offers spacious and modern living accommodation comprising a welcoming lounge, an impressive open-plan kitchen/diner, utility room, family bathroom, and four bedrooms—including a master with en-suite.

Designed with energy efficiency and comfort in mind, the home boasts high-specification features such as underfloor heating throughout (both upstairs and downstairs), an air source heat pump, and solar panels. Carpets are fitted throughout the property for a move-in ready finish. Externally, the rear garden is fully enclosed and laid to lawn, providing an ideal space for outdoor enjoyment. The property also benefits from a private garage and is conveniently located close to local amenities.

Early viewing is highly recommended to fully appreciate the exceptional quality and attention to detail this property offers.

## Entrance Hallway

## Lounge

## Kitchen/ Diner

## Utility

## Cloakroom

## Landing

## Master Bedroom

## En-Suite

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Family Bathroom

## Garage

## External

### 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.











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 	



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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.