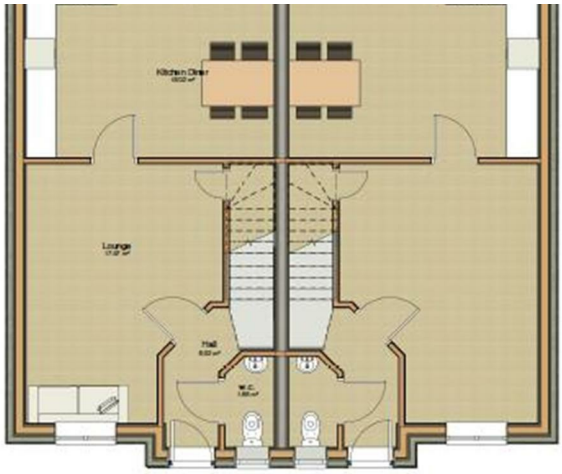
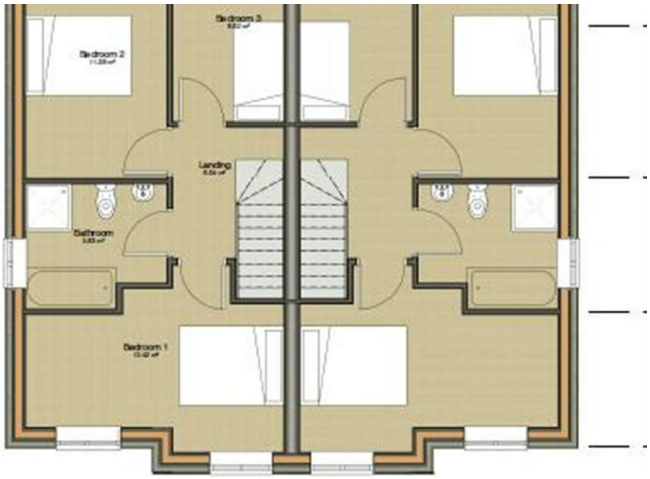
Maes Y Teirw

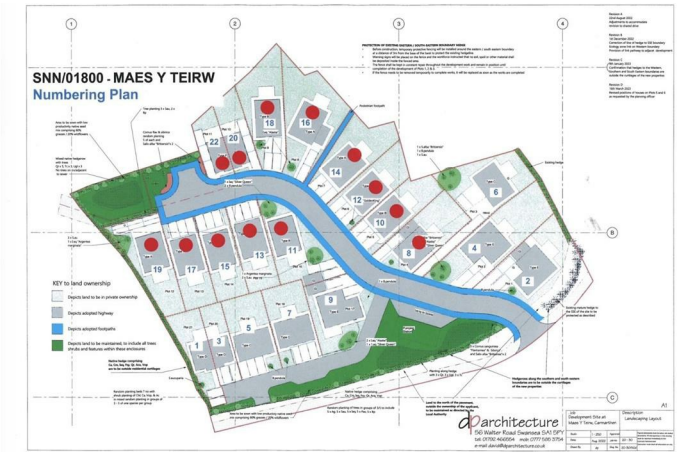
, Carmarthen SA31 3FG

- New Build Property
- Open Plan Kitchen/ Diner
- Turfed & Fenced Garden
- Air Source Heating
- Freehold
- Three Bedrooms
- Under Floor Heating & Carpeted
- Off Road Parking
- Good Commuting Links
- Viewing By Appointment

Asking Price £235,000 Freehold







Location

Description

Cymru Estates are delighted to present for sale this exceptional newly built three-bedroom semi detached residence, ideally situated in Carmarthen.

Finished to an impressive standard throughout, this beautifully designed home offers spacious and contemporary accommodation comprising a welcoming lounge, an open-plan kitchen/ dining area, utility room, family bathroom, and three well-proportioned bedrooms.

Thoughtfully designed with quality and comfort in mind, the property benefits from an outstanding specification, including underfloor heating to both the ground and first floors, an energy-efficient air source heat pump, and solar panels. Carpets are fitted throughout, while externally the enclosed rear garden is laid to lawn and fully fenced, creating an ideal space for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate the attention to detail, high-quality finish, and superb features this impressive home has to offer. Conveniently located close to a range of local amenities.

Entrance Hallway

Lounge

Kitchen/ Diner

Cloakroom

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

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).

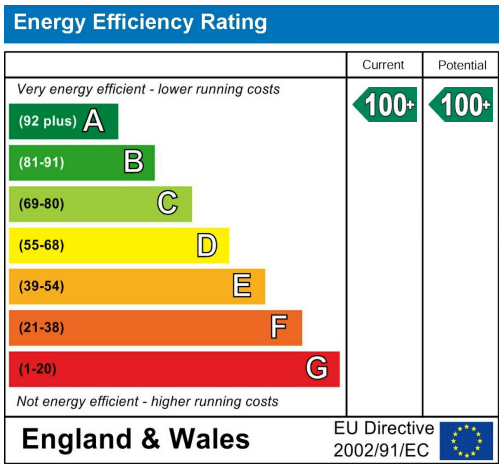
IMPORTANT INFORMATION

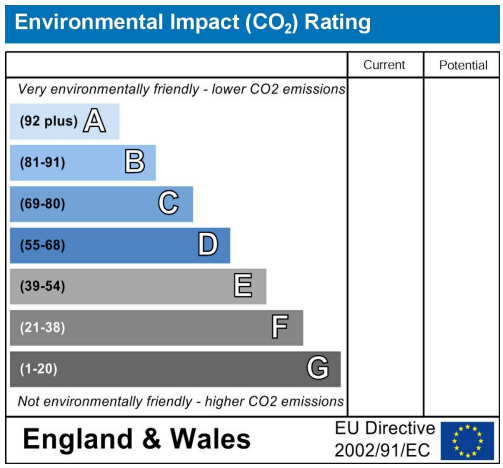
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, 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.

Local Authority Carmarthenshire
Council Tax Band D
EPC Rating A





Cymru Estates Sales Office

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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.