

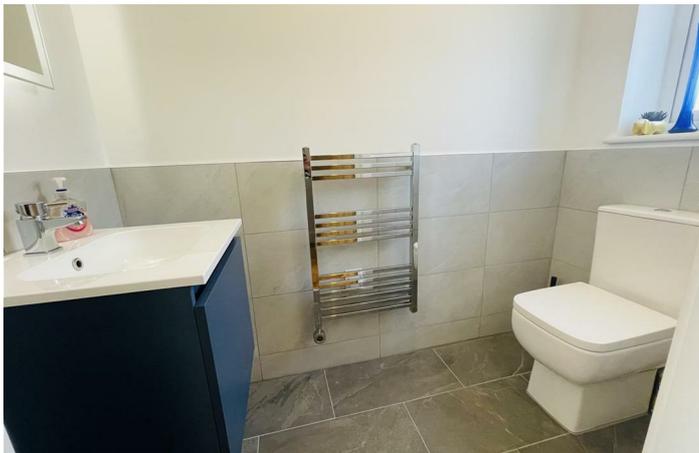


## **Maes Y Teirw** , Carmarthen SA31 3FG

- Detached Property
- Family Bathroom & En-Suite
- Underfloor Heating To Both Floors
- Freehold, Air Source Heating
- EPC: A
- Four Double Bedrooms
- Open Plan Kitchen/ Diner & Utility Room
- South Facing Garden & Off Road Parking
- Good Commuting links
- Featured Property

**Offers Over £369,000 Freehold**





## Location

### Description

Welcome to this well presented Newly Built Detached Property located on the outskirts of Carmarthen Town, which gives easy access to road links for the M4. This property benefits from underfloor heating to both floors and air source heating with solar panels. The accommodation comprises of spacious entrance hallway, cloakroom, reception room, family kitchen/ dining room and utility room. Perfect for entertaining guests or simply relaxing with your family. With four double bedrooms one with EnSuite and a family bathroom, there is ample space for everyone in the household to enjoy. One of the standout features of this property is the parking space available to front of the property with an enclosed rear garden. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer. EPC: A, Freehold.

### Entrance Hall

19'3" x 4'8" approx

Access via composite door, storage cupboard, staircase to first floor.

### Cloakroom

6'9" x 3'2" approx

Fitted with a two piece suite comprising of low level W.C., and wall mounted vanity sink unit, heated towel rail, uPVC double glazed window facing front with obscure glass.

### Reception Room

14'11" x 12'11" approx

uPVC double glazed window facing front.

### **Kitchen/Diner**

24'0" x 14'0" approx

Fitted with base and wall units with worksurface over, electric oven and microwave, four ring hob with extractor hood over, integrated fridge/ freezer, stainless steel sink with mixer tap and drainer, integrated dishwasher, island with breakfast bar. Two uPVC double glazed windows facing rear and three pane bifold aluminium doors to rear garden.

### **Utility Room**

11'8" x 5'9" approx

Fitted with base units with worksurface over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and space for tumble dryer, uPVC double glazed door to side.

### **Landing**

uPVC double glazed window facing side, hatch to attic space.

### **Master Bedroom**

13'3" x 12'4" approx

uPVC double glazed window facing front.

### **En suite**

6'7" x 4'6" widening to 7'7" approx

Fitted with a three piece suite comprising of shower, low level W.C., and wall mounted vanity sink unit. Extractor fan, heated towel rail, storage cupboard.

### **Bedroom Two**

13'3" x 10'0" approx

uPVC double glazed window facing rear.

### **Bedroom Three**

10'3" x 10'0" approx

uPVC double glazed window facing rear.

### **Bedroom Four**

10'1" x 8'8" approx

uPVC double glazed window facing front.

### **Family Bathroom**

10'6" x 7'3" approx

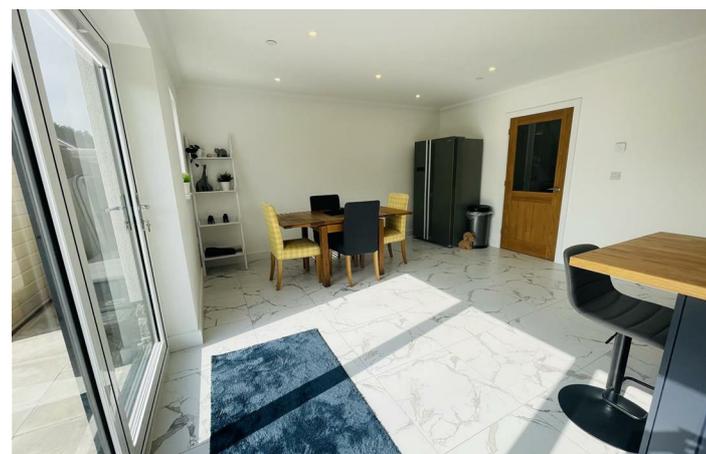
Fitted with a four piece suite comprising of bath, shower, low level W.C., and wall mounted vanity sink unit. Extractor fan, heated towel rail.

### **External**

Front: Off road parking, gated side access to both sides.

Rear: Patio area, lawn area, cold water tap. South facing garden.

### **Disclaimer**



## GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

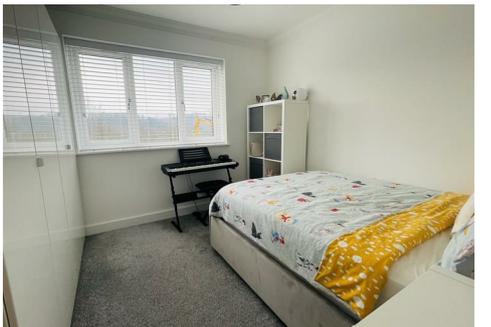
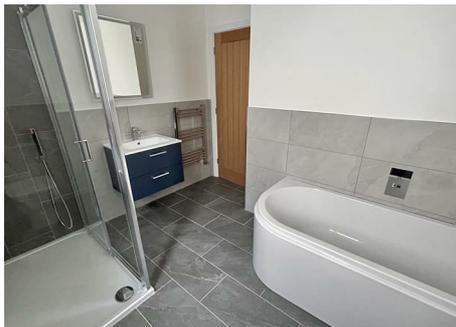
**SERVICES:** Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

**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 E  
 EPC Rating A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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	

**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.