



13 Derwendeg, Porthyrhyd, Carmarthen, SA32 8PW

£305,000

- Beautifully presented and deceptively spacious semi detached home
- Thoughtfully extended and extensively refurbished to a high standard
- Immaculately maintained, combining comfort with a stylish contemporary finish
- Ample off road parking and garage
- Oil central heating and double glazing. Solar panels
- Ideally positioned within this sought after village location
- Versatile layout for modern family or multigenerational living
- 2 Receptions, 5 Bedrooms and 2 bathrooms
- Spacious rear garden and patio with veranda and summer house
- EPC rating C

13 Derwendeg, Carmarthen SA32 8PW

A beautifully presented and deceptively spacious 4/5 bedroom semi-detached home, ideally positioned within this sought-after village location, offering excellent convenience for local amenities and transport links.

The property has been thoughtfully extended and extensively refurbished to a high standard, creating a superbly versatile layout perfectly suited to modern family living. Throughout, the accommodation is immaculately maintained, combining comfort with a stylish, contemporary finish.

To the front, the property benefits from a generous driveway providing ample off-road parking, complemented by an attractive garden setting. To the rear, a delightful covered patio with veranda offers an ideal space for year-round outdoor dining and entertaining, leading onto a level, well-maintained garden. This is further enhanced by the addition of a summer house and useful storage shed.

A garage situated alongside the property provides further practicality and storage.

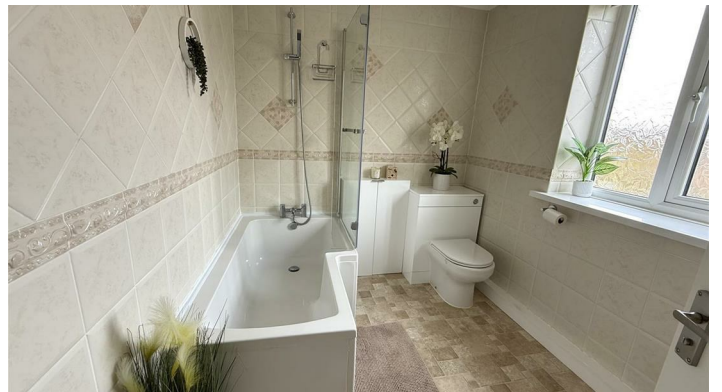
Altogether, this is a fantastic opportunity to acquire a turnkey home offering space, flexibility, and excellent outdoor living in a highly desirable village setting.

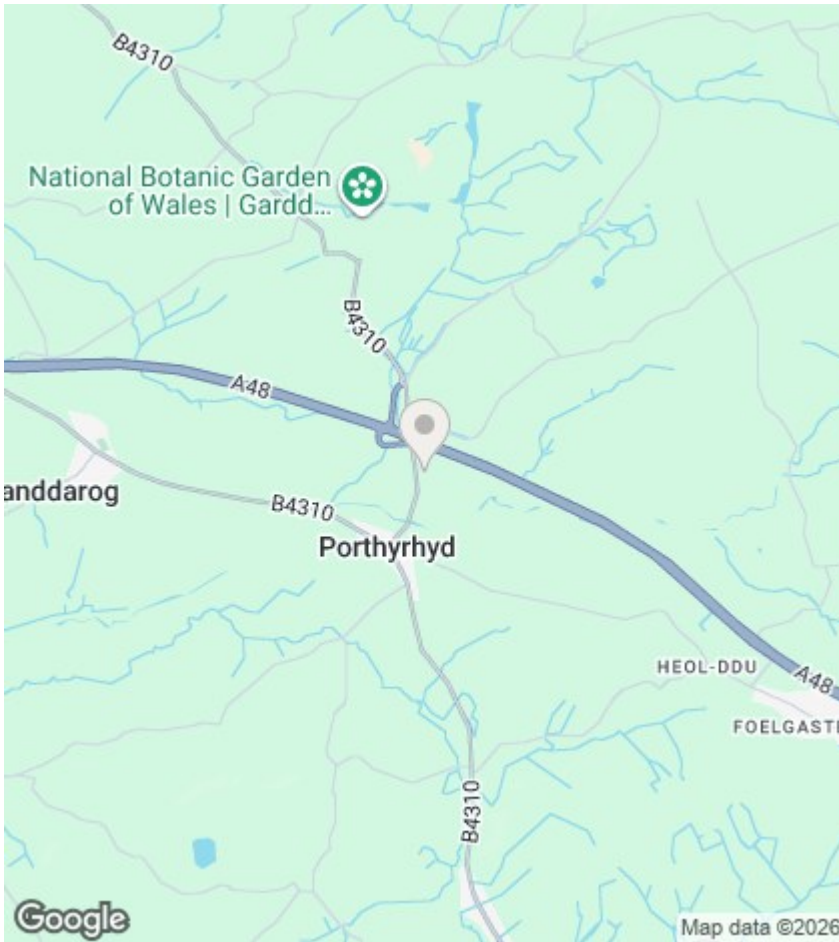
Full particulars coming soon ...



Council Tax Band: C







Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 