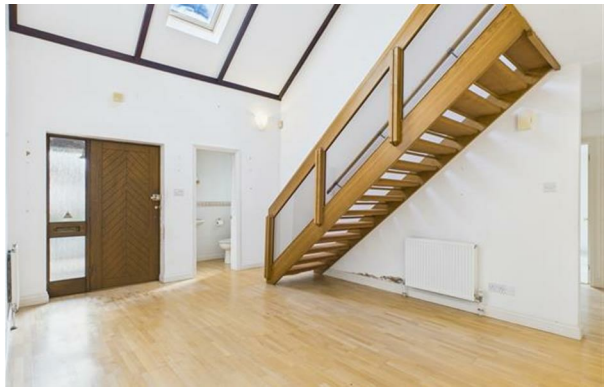
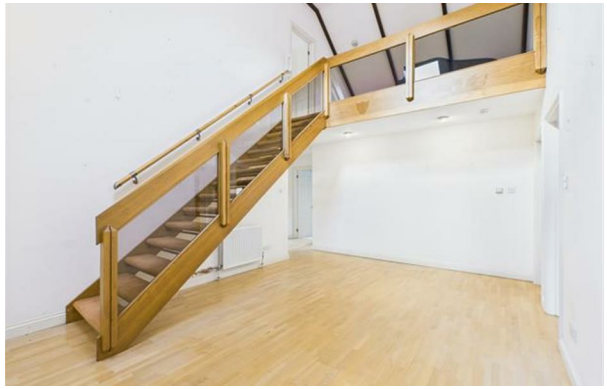






No 21 Maesglasnant, Cwmffrwd, Carmarthen, SA31 2LR

Offers In The Region Of £450,000

- ARCHITECT DESIGNED INDIVIDUALLY BUILT DETACHED FAMILY RESIDENCE.
- 5 BEDROOMS. 3 BATHROOMS.
- 1 MILE COLEG SIR GAR AND BRO MYRDDIN SECONDARY SCHOOL.
- 2.5 MILES DYFED/POWYS POLICE HEADQUARTERS.
- ON ESTABLISHED ESTATE IN SOUGHT AFTER AREA.
- CONSERVATORY. 4 WC's. LANDSCAPED GARDEN.
- 3 MILES CARMARTHEN TOWN CENTRE.
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.
- SPACIOUS LIGHT AND AIRY ACCOMMODATION.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- SUNNY SOUTH FACING POSITION.
- 0.25 MILE A484 CARMARTHEN TO LLANELLI TRUNK ROAD.

No 21 Maesglasnant, Carmarthen SA31 2LR

An attractive most conveniently situated individually built architect designed traditionally built (1997) 5 BEDROOMED DETACHED FAMILY RESIDENCE having attractive part brick elevations, situated on an established residential estate of varying types and designs on the periphery of Cwmffrwd just off the A484 'Carmarthen to Llanelli' trunk road (0.25 of a mile - regular bus route), within 1 mile of Coleg Sir Gar and Bro Myrddin Secondary School, is within 2 miles of 'Morrisons' Supermarket and the A40/A48 trunk roads, is within 2.5 miles of Dyfed/Powys Police Headquarters and the property is situated within 3 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

5 3 1

Council Tax Band: G





ENTRANCE PORCH
with tiled floor. Hardwood entrance door and opaque double glazed side screen to

RECEPTION HALL
17'5" x 12'3"
with boarded light oak wood strip effect flooring. 2 Radiators. 16' (4.88m) High vaulted feature beamed ceiling. C/h thermostat control. Pine staircase to the first floor. Mains smoke alarm. Telephone point. 5 Power points. 2 Wall light fittings. Glazed doors to the lounge and kitchen.

SEPARATE WC
with flooring to match the reception hall. Radiator. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin. Half tiled walls.

LOUNGE
22'1" x 13'7"
with boarded light oak wood strip effect flooring. 4 Radiators. 17' 9" (5.41m) High feature beamed vaulted ceiling. 4 Wall light fittings. TV and telephone points. 6 Power points. Sliding glazed double doors to the kitchen/dining room. 2 Pairs of sliding PVCu double glazed double doors to

CONSERVATORY/SUN LOUNGE
17'8" x 9'8"
with ceramic tiled floor. Sloping double glazed roof. PVCu double glazed on either side. 2 Radiators. Ceramic tiled floor. 6 Power points.

FITTED KITCHEN/DINING ROOM
22'1" x 13'7"
with PVCu double glazed window. Boarded light oak wood strip effect flooring. Radiator. PVCu double glazed double sliding patio door to outside. TV and telephone points. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, breakfast bar, integrated dishwasher, fridge, larder unit, glazed display units, carousel unit, canopied cooker hood and 5 ring 'Beaumatic' dual fuel (electric and gas) cooking range with stainless steel splashback. 12 Power points plus fused point.

UTILITY ROOM
8'11" x 8'1"
with flooring to match the kitchen. Radiator. 6 Power points. C/h timer control. Extractor fan. PVCu part opaque double glazed door and window to rear. Fitted base and eye level kitchen units. Canopied cooker hood. Door to the integral garage.

INNER HALL
9'9" x 6'11" plus
built-in wall to wall/floor to ceiling cloaks cupboard with double folding doors. Opening to the reception hall. Flooring to match the reception hall. Radiator.

BUILT-IN AIRING/LINEN CUPBOARD
with un-vented hot water cylinder.

REAR BEDROOM 1/HOME OFFICE
12'3" x 9'9"
with boarded light oak wood strip effect flooring. Radiator. TV point. PVCu double glazed window. 4 Power points.

BATHROOM
6'10" x 6'6"
with ceramic tiled floor. Extractor fan. Fully tiled walls. Radiator. PVCu opaque double glazed window. Shaver point. 3 Piece pastel coloured suite comprising wash hand basin and WC to fitted bathroom furniture, panelled bath with plumbed-in shower over.

SIDE BEDROOM 2
12'4" x 9'8" plus
wall to wall/floor to ceiling fitted wardrobes with sliding mirrored doors. TV point. Radiator. 4 Power points. PVCu double glazed window to side.

BEDROOM 3
13'6" x 12'3" plus
wall to wall/floor to ceiling fitted wardrobes with sliding mirrored doors. TV and telephone points. 6 Power points. 3 PVCu double glazed windows.

EN-SUITE SHOWER ROOM
8'5" x 6'10"
with shaver point. Ceramic tiled floor. Radiator. Extractor fan. Fully tiled walls. PVCu opaque double glazed window. 2 Piece suite in white to fitted bathroom furniture incorporating a wash hand basin and WC. Double shower enclosure with plumbed-in shower over and sliding shower door.

FIRST FLOOR

GALLERIED STYLE LANDING
12'4" x 12'3"
with radiator. Feature beamed vaulted ceiling. 2 Power points. Double glazed 'Velux' window. Mains smoke alarm.

BEDROOM 4
15'6" x 10'0"
with part sloping ceiling. TV point. 4 Power points. Radiator. Double glazed 'Velux' window. Fitted floor to ceiling wardrobe with sliding mirrored doors.

EN-SUITE BATHROOM
10'0" x 8'6"
with radiator. Sloping ceiling. Extractor fan. Double glazed 'Velux' window. Shaver point. Fully tiled walls. 3 Piece suite comprising a corner bath with electric shower over and rail, WC and wash hand basin to fitted bathroom furniture.

DRESSING ROOM
15'6" x 9'2"
with double glazed 'Velux' window to sloping ceiling. Radiator. 6 Power points. Door to

WALK-IN ATTIC STORE ROOM OFF
11'10" x 9'0"
with power and lighting. 2 Power points. Restricted headroom.

OFF THE LANDING LIES: -

GALLERIED GAMES ROOM/HOME OFFICE
22'1" x 12'5"
with feature beamed part sloping ceiling with 2 double glazed 'Velux' windows. 2 Radiators. Telephone point. 6 Power points.

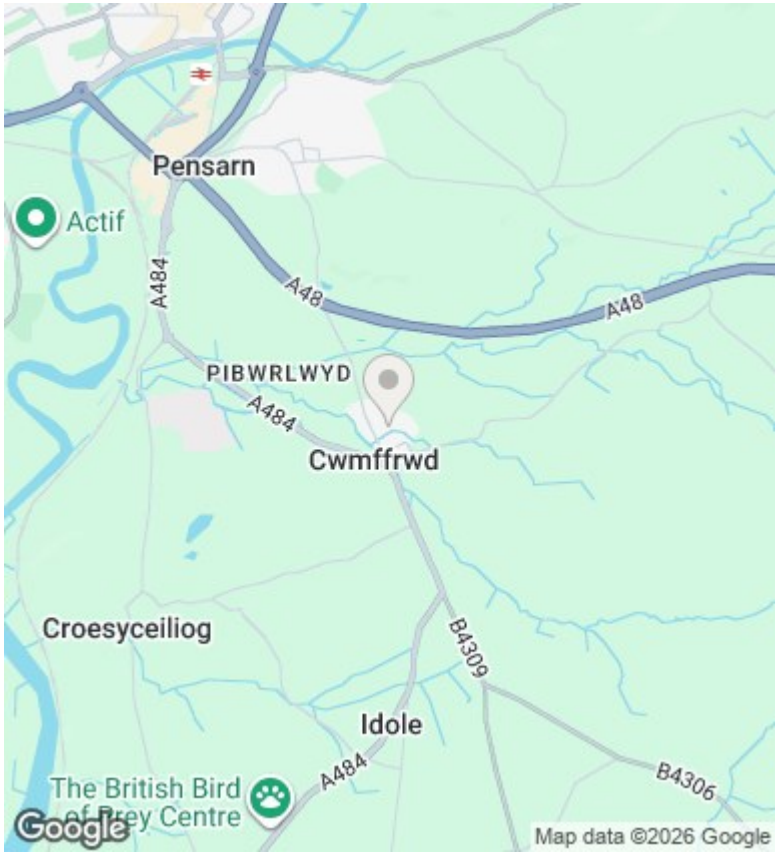
BEDROOM 5
16'8" x 8'11"
with double glazed 'Velux' window to sloping ceiling. 8 Power points. Door to

WALK-IN ATTIC STORE ROOM
with restricted headroom. Cold water tank.

EXTERNALLY
The residence occupies landscaped gardens that incorporate a brick walled/gated brick paved and decoratively stoned front garden with paved terrace. Brick paved entrance drive to one side providing private car parking that leads to the garage. Side decorative slate brick walled garden with ornamental shrubs. Gated footpath to the other side. Rear close boarded fenced/walled paved rear garden for ease of maintenance with pergola. OUTSIDE LIGHTS and 2 WATER TAPS. GREENHOUSE.

INTEGRAL GARAGE
19'1" x 8'11"
with 'Ideal Mexico 2' gas fired central heating boiler. PVCu opaque double glazed window. Up-and-over garage door. Fitted shelving. Base and eye level kitchen units incorporating a sink unit. Electricity consumer unit. 6 Power points. Vent for tumble drier.





Directions

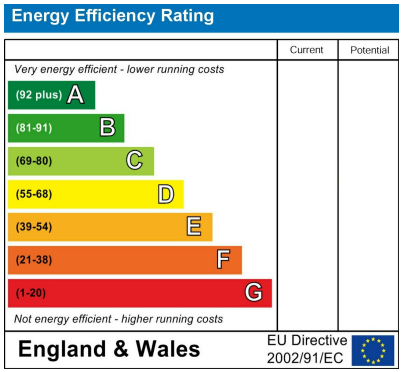
From Carmarthen take the A484 'Llanelli Road' south passing Morrisons Supermarket/Halfords. Travel straight across the roundabout by 'Coleg Sir Gar' towards Cwmffrwd travelling along Pibwrlwyd Flats and upon entering Cwmffrwd turn first left into 'Bolahaul Road.' Travel a short distance and turn first right into 'Heol Nant y Glasdwr' and then turn first left for 'Maesglasnant.' Continue towards the bottom of 'Maesglasnant' and as you bear right the property will be found directly in front

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

G



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