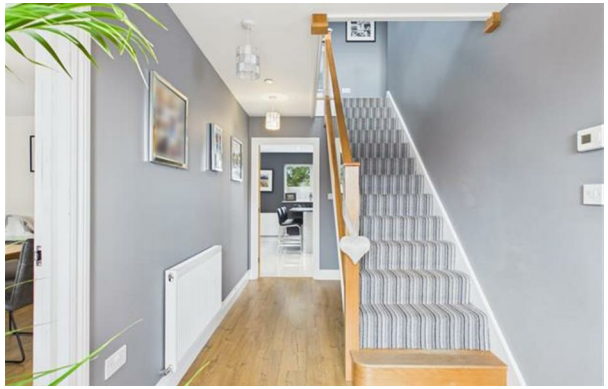






No 36 Maesglasnant Heol Nant y Glasdwr, Cwmffrwd, Carmarthen, SA31 2LR

Offers In The Region Of £510,000

- ATTRACTIVE MODERN DETACHED FAMILY RESIDENCE.
- 5 DOUBLE BEDROOMS. 2 LIVING ROOMS.
- 1.25 MILES 'BRO MYRDDIN' SECONDARY SCHOOL AND 'COLEG SIR GAR'.
- AMPLE PRIVATE CAR PARKING.
- BORDERING THE COUNTRYSIDE AT REAR.
- 3 BATHROOMS. 4 WC's. GAS C/H.
- 3.5 MILES SOUTH OF CARMARTHEN.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- SPACIOUS VERY WELL PRESENTED ACCOMMODATION.
- PVCu DOUBLE GLAZED WINDOWS.
- 2.6 MILES DYFED/POWYS POLICE H.Q.

No 36 Maesglasnant Heol Nant y Glasdwr, Carmarthen SA31 2LR

An attractive most conveniently situated modern 5 DOUBLE BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE having attractive part brick elevations built to a timber framed design (Circa. 2018) situated on the periphery of a modern residential estate of varying types and designs bordering the countryside at rear just off the A484 'Carmarthen to Llanelli' trunk road (regular bus route) within 1.25 mile of 'Coleg Sir Gar' and 'Bro Myrddin' Secondary School, is within 2 miles of 'Morrisons' Supermarket and the A48 dual carriageway, is located within 2.6 miles of Dyfed/Powys Police Headquarters and the property is located within 3.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

5 3 2

Council Tax Band: F





CANOPIED ENTRANCE PORCH
with PVCu composite entrance door with feature opaque double glazed lights having an opaque double glazed side screen to one side.

RECEPTION HALL
16'1" x 6'10"
with light oak boarded effect flooring. Staircase to first floor. Radiator. C/h thermostat control. 4 Power points. Understairs storage area. Burglar alarm keypad.

DINING ROOM
16'1" x 12'1"
with light oak boarded effect flooring to match the hallway. Radiator. Mains smoke detector. PVCu double glazed window to fore. 8 Power points. TV point.

LOUNGE
16'2" x 12'7"
with radiator. Light oak boarded effect flooring to match the hallway. Mains smoke alarm. 10 Power points. TV and telephone points. PVCu double glazed window to fore.

FITTED KITCHEN/BREAKFAST/LIVING ROOM
32'6" x 12'1"
with mains smoke alarm. Porcelain tiled floor. 2 PVCu double glazed windows overlooking the rear garden and from which a rural view is enjoyed. 3 Radiators. 15 Power points plus fused points. Recessed downlighting to the kitchen area. PVCu tri-fold doors to and overlooking the rear paved terrace and from which a rural view is enjoyed. Range of fitted base and eye level kitchen units with soft close doors and feature granite worksurfaces incorporating a 1.5 bowl sink, integrated dishwasher, pan drawers, wine cooler, 'Neff' double oven, microwave oven, ceramic hob with splashback, canopied cooker hood and breakfast bar. The 'American style' fridge/freezer is available by SEPARATE NEGOTIATION.

UTILITY ROOM
9'3" x 6'11"
with porcelain tiled floor. Radiator. Recessed downlighting. Base unit to match the kitchen with sink and granite worksurface. PVCu part opaque double glazed door to rear. Burglar alarm key pad. 2 Power points. Door to the integral garage.

SEPARATE WC
with porcelain tiled floor. Radiator. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback.

FIRST FLOOR

'GALLERIED' STYLE LANDING
19'7" x 6'10" overall
with access via loft ladder to the attic space. Radiator. 4 Power points. Burglar alarm keypad. C/h thermostat control. PVCu double glazed window to fore. Mains smoke alarm.

BUILT-IN CUPBOARD OFF
with radiator.

GUEST BEDROOM 1
12'8" x 11'10"
with boarded effect vinyl floor covering. Radiator. PVCu double glazed window to fore. 8 Power points. TV point.

EN-SUITE SHOWER ROOM
9'5" x 3'11"
with boarded effect flooring. Recessed downlighting. Extractor fan. Tiled double shower enclosure with electric shower over and sliding shower door. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Chrome towel warmer ladder radiator.

FRONT BEDROOM 2
13'6" x 12'2"
with boarded effect vinyl floor covering. PVCu double glazed window. Radiator. 8 Power points. TV point.

REAR BEDROOM 3
14'8" x 12'2"
with boarded effect vinyl floor covering. Radiator. PVCu double glazed window with a rural view. 8 Power points. TV point.

FAMILY BATHROOM
8'7" x 8'0"
with extractor fan. Boarded effect flooring. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Recessed downlighting. Part tiled walls. Double quadrant shower enclosure with dual head plumbed-in shower over and sliding shower door. 3 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture and double ended bath tub.

INNER LANDING
with 2 power points. Burglar alarm keypad.

BUILT-IN CUPBOARD OFF.
with radiator.

REAR BEDROOM 4
11'4" x 8'8"
with boarded effect vinyl floor covering. Radiator. PVCu double glazed window with a rural view. 6 Power points.

MASTER BEDROOM SUITE COMPRISING: -

BEDROOM 5
17'11" x 12'7"
with light oak boarded effect flooring. Radiator. PVCu double glazed window to fore. TV point. 10 Power points.

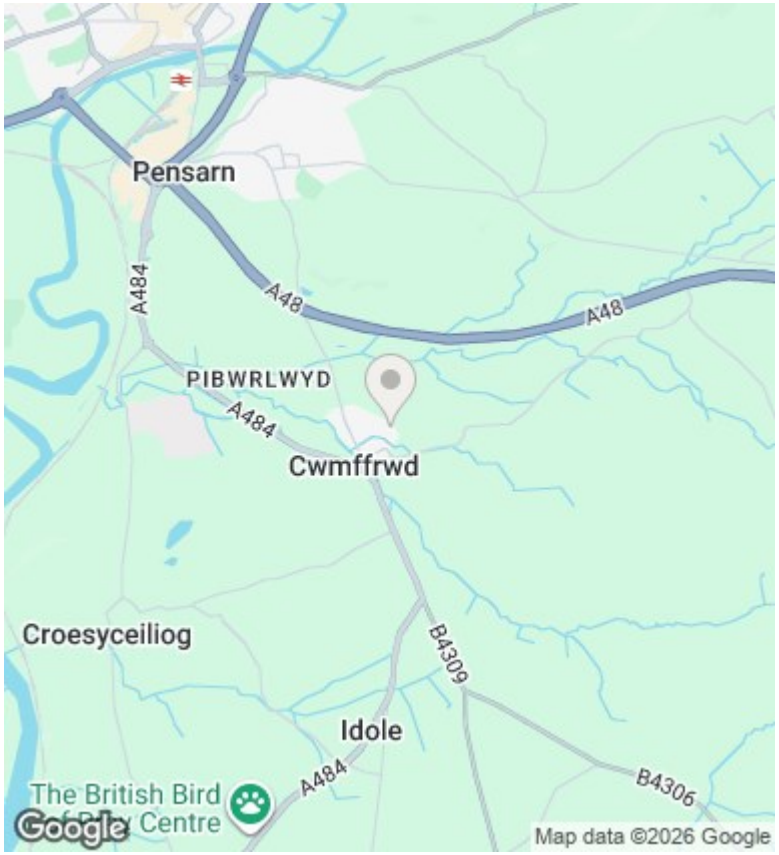
EN-SUITE SHOWER ROOM
8'4" x 6'1"
with part tiled walls. Boarded effect flooring. Chrome towel warmer ladder radiator. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white to fitted bathroom furniture incorporating a wash hand basin and WC. Double part tiled shower enclosure with plumbed-in dual head shower over.

WALK-IN WARDROBE
8'5" x 6'2"
with boarded effect flooring. PVCu double glazed window. Radiator.

EXTERNALLY
Brick walled/gated decoratively stoned front garden. Side tarmacadamed entrance drive providing ample private car parking. Secure rear enclosed close boarded fenced lawned garden that extends to one side. Enclosed close boarded fenced rear paved sun terrace. OUTSIDE LIGHT. WATER TAP (hot and cold) and 4 OUTSIDE POWER POINTS.

INTEGRAL GARAGE
19'5" x 12'9"
with PVCu opaque double glazed window. Plumbing for washing machine. Worksurface. Wall mounted 'Baxi' gas fired central heating boiler. Electronically operated roller door. Radiator. 8 Power points. Sprinkler system control panel.





Directions

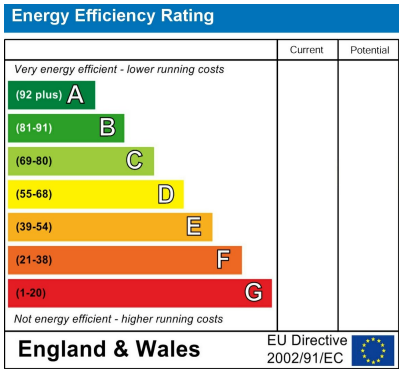
From Carmarthen take the A484 'Llanelli Road' south passing 'Morrisons' Supermarket/'Halfords.' Continue straight across the roundabout by 'Coleg Sir Gar' towards Cwmffrwd and upon entering Cwmffrwd turn first left into 'Bolahaul Road.' Travel a short distance and turn first right in to 'Heol Nant y Glasdwr' and the turning for 'Maesglasnant' will be found on the left hand side. Continue all the way to the bottom of 'Maesglasnant' and bear right and then next left and the property will be found

Viewings

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

Council Tax Band

F



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk