





No 6 Maes yr Ehedydd, College Road, Carmarthen, SA31 3GB

Offers In The Region Of £259,950

- WELL PRESENTED 3 STOREY SEMI-DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- EASE OF ACCESS TO THE CARMARTHEN WEST ROAD THAT CONNECTS PENTREMEURIG WITH TRAVELLERS REST/LLANLLWCH.
- PRIVATE CAR PARKING.
- 3 DOUBLE BEDROOMS. 2 BATHROOMS. 3 WC's.
- ENCLOSED REAR PRIVATE GARDEN.
- WALKING DISTANCE TOWN CENTRE.
- CONSERVATORY. GAS C/H.
- WALKING DISTANCE FIRE STATION, NEW MODEL PRIMARY SCHOOL, UWTSD, PARC DEWI SANT AND S4C.
- ADJOINING GARAGE.

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An attractive most conveniently situated well presented modern (circa. 2010/12) 3 DOUBLE BEDROOMED SEMI-DETACHED HOUSE having accommodation over three floors being located on an established residential estate of varying types and designs just off 'College Road' within walking distance of the 'New Model' Primary School, 'UWTSD', 'Parc Dewi Sant', 'Canolfan S4C Yr Egin', Carmarthen Fire Station on 'Lime Grove Avenue' and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to Carmarthen west by-pass ('Ffordd Pendre') that links 'Pentremeurig' with Travellers Rest and A40 dual carriageway.

3 2 1

Council Tax Band: D





CANOPIED ENTRANCE PORCH
with composite entrance door having opaque double glazed lights leading to

RECEPTION HALL
11'11" in depth
with radiator. Mains smoke detector. Boarded effect laminate flooring. 2 Power points. C/h thermostat control. Staircase to First Floor. BUILT-IN CUPBOARD OFF.

SEPARATE WC
with ceramic tiled floor. 2 Piece suite in white comprising pedestal wash hand basin and WC. PVCu opaque double glazed window. Extractor fan. Part tiled walls. Radiator.

FITTED KITCHEN/BREAKFAST ROOM
11'11" x 7'7"
with ceramic tiled floor. Part tiled walls. PVCu opaque double glazed window to fore. Plumbing for dishwasher and washing machine. Range of fitted base and eye level kitchen units incorporating an electric oven, gas hob with splashback, canopied cooker hood and 1.5 sink unit. C/h timer control. Wall mounted 'Ideal' gas fired central heating boiler. 7 Power points plus fused points. Radiator.

LOUNGE/DINING ROOM
15'5" x 14'7" overall
slightly 'L' shaped with boarded effect laminate flooring. 2 Radiators. 8 Power points. TV and telephone points. Understairs storage cupboard off. 7' 8" (2.34m) wide opening to

PVCu CONSERVATORY
14'10" x 5'5"
with 4 power points. Radiator. Ceramic tiled floor. PVCu double glazed roof. Part PVCu double glazed. PVCu double glazed double 'French' doors to and overlooking the rear garden.

FIRST FLOOR

LANDING
with mains smoke detector. Radiator. Staircase to the Second Floor. 2 Power points.

BUILT-IN LINEN CUPBOARD
with slatted shelving.

REAR BEDROOM 1
14'7" x 8'9"
with 2 PVCu double glazed windows. Radiator. 6 Power points.

FAMILY BATHROOM
7'9" x 7'3"
with boarded effect vinyl floor covering. Radiator. Shaver point. Part tiled walls. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over, curtain and rail.

FRONT BEDROOM 2
14'8" x 10'11" overall
slightly 'L' shaped with 2 PVCu double glazed windows. 6 Power points. Radiator.

SECOND FLOOR

LANDING.
with 2 power points. Mains smoke detector.

MASTER BEDROOM 3
14'7" x 14'5" overall
slightly 'L' shaped with radiator. PVCu double glazed dormer window. 8 Power points. TV point. Part sloping ceiling. 2' 7" (0.79m) opening to

DRESSING ROOM
9'8" x 4'10"
with radiator. Access to loft space. Double glazed velux window. 2 Power points. Part sloping ceiling.

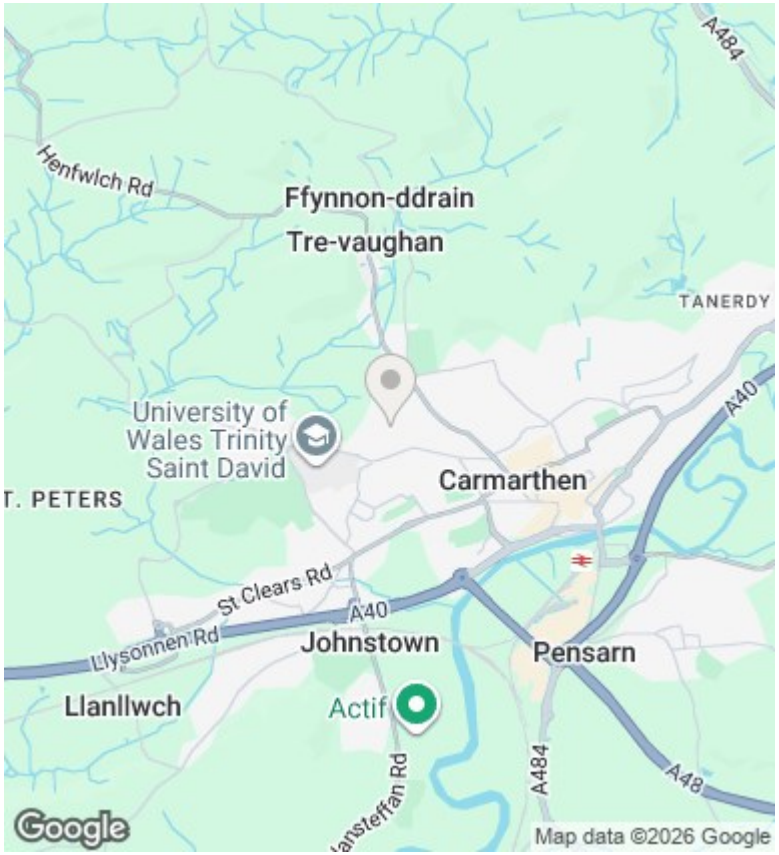
BUILT-IN AIRING/LINEN CUPBOARD OFF
with pressurised hot water cylinder. Slatted shelving.

EN-SUITE SHOWER ROOM
9'4" x 6'3"
with part sloping ceiling. Boarded effect vinyl floor covering. Double glazed velux window. Part tiled walls. Extractor fan. Radiator. Shaver point. 2 Piece suite in white comprising WC and pedestal wash hand basin. Part tiled shower enclosure with plumbed-in shower over and sliding shower door.

EXTERNALLY
Decoratively stoned forecourt garden. Unrestricted on-street parking available immediately to fore. Side tarmacadamed entrance drive that leads to the Garage and provides hardstanding for 1 vehicle. Pedestrian access to one side over the adjoining brick paved shared driveway that gives access to the rear garden. Decoratively stoned/paved storage area. Enclosed close boarded fenced well stocked established lawned garden with paved terrace.

ADJOINING GARAGE
16'7" x 10'0"
with up-and-over garage door. PVCu part double glazed door to rear. 4 Power points.





Directions

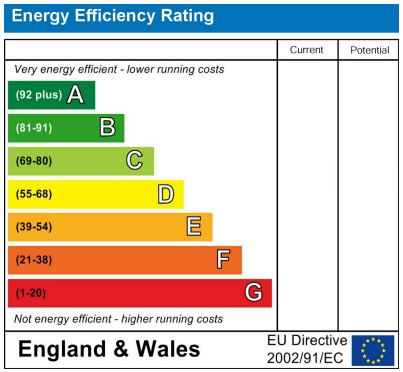
From Carmarthen town centre travel up 'Water Street' and bear left opposite the 'New Dairies Club' into 'Glannant Road'. Continue up 'Glannant Road/College Road' and turn right at the mini roundabout into 'Trem y Coleg'. Follow the road around to the right passing the left hand turning for 'Llwyn yr Eos' continuing into 'Meysydd y Coleg' and turn first right and then right again into 'Maes yr Ehedydd' and the property will be found a little way along on your right hand side before the right hand bend.

Viewings

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

Council Tax Band

D



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