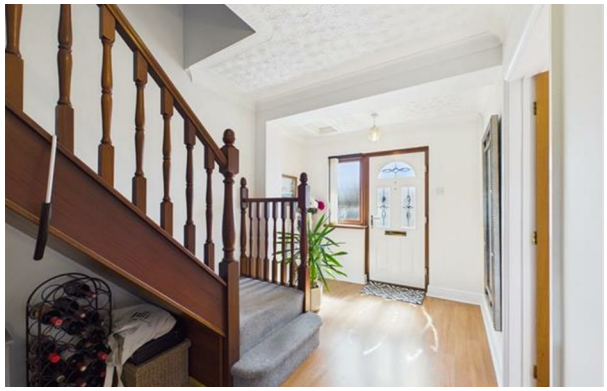






No 6 Heol Mair, Carmarthen, Carmarthenshire, SA31 3EN

Offers In The Region Of £495,000

- HEAD OF SMALL CUL-DE-SAC.
- SUBSTANTIALLY EXTENDED TO ONE SIDE.
- CLOSE TO 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- NO FORWARD CHAIN.
- WALKING DISTANCE 'CO-OP' CONVENIENCE STORE.
- INDIVIDUALLY BUILT DETACHED FAMILY RESIDENCE.
- 5 BEDROOMS. 2 LIVING ROOMS. 4 WC's.
- 1.25 MILES 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- JUST OFF BUS ROUTE.
- WALKING DISTANCE JOHNSTOWN PRIMARY SCHOOL (1 MILE).
- PANORAMIC RURAL VIEWS TO REAR.
- FITTED KITCHEN/DINING ROOM. 3 BATHROOMS.
- AMPLE PRIVATE CAR PARKING.
- WALKING DISTANCE 'YSGOL Y DDERWEN' ON 'COLLEGE ROAD.'
- 1 MILE A40 DUAL CARRIAGEWAY.

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A most conveniently situated very well presented individual traditionally built (1994) 5 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE having an attractive part brick facade situated at the head of a small cul-de-sac of varying types and designs bordering the countryside at rear over which the property enjoys panoramic rural views being located just off a bus route within walking distance of 'Canolfan S4C yr Egin', 'UWTSD' and 'Parc Dewi Sant' enjoying ease of access to the Carmarthen West link road ('Ffordd Pendre') being within walking distance of the 'Co-op' Convenience Store on 'Jobs Well Road,' 'Ysgol y Dderwen' Primary School on 'College Road,' is within 1 mile of the A40 'Carmarthen to St. Clears' dual carriageway, is within 1.25 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen and the property is located within 1.5 miles of 'Q.E. High' Secondary School and Carmarthen Leisure Centre on the 'Llansteffan Road'.

5 3 2

Council Tax Band: E





RECEPTION HALL
15'10" x 7'8"
with boarded effect flooring. Radiator. Telephone point. 2 Power points. Staircase to first floor. Understairs storage cupboard. PVCu composite entrance door with leaded effect lights and opaque double glazed side screen.

SEPARATE WC
with radiator. 2 Piece coloured suite comprising wash hand basin with tiled splashback and WC. Boarded effect laminate flooring. Electricity consumer unit. PVCu opaque double glazed window.

INNER HALL

LIVING/TV ROOM/SNUG
11'7" x 11'0"
with boarded effect flooring. Radiator. PVCu double glazed picture window to fore. 4 Power points.

FITTED KITCHEN/BREAKFAST ROOM
16'9" x 10'4"
with black slate tile effect flooring. Recessed downlighting. PVCu double glazed window with a rural view. Part tiled walls. TV and telephone points. 13 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating an integrated dishwasher, glazed display units, island with 2 wine racks and breakfast bar, 1.5 bowl sink unit and canopied cooker hood. Upright panel radiator. Provision for an 'American' style fridge/freezer. The 'Cuisine Master 100' dual fuel cooking range and 'Daewoo American' style fridge freezer are both NEGOTIABLE. 8' 7" (2.62m) Wide opening to

DINING ROOM
14'11" x 9'2"
with slate tile effect flooring. 2 Radiators. PVCu double glazed window with a far reaching rural view. TV and telephone points. 6 Power points. PVCu part opaque double glazed door to side. PVCu double glazed window to side. Door to

UTILITY ROOM
9'4" x 6'10"
with slate tile effect flooring. PVCu double glazed window. Plumbing for washing machine. Worksurface. Kitchen storage units. Radiator. 4 Power points. Vent for tumble drier.

GYM
9'8" x 9'6"
with up-and-over garage door. 2 Power points.

LOUNGE
16'10" x 13'5"
with boarded effect flooring. Radiator. Feature 'Adam' style fireplace having a wood surround and marble 'surround facing' incorporating a coal effect gas fire on slate hearth. 6 Power points. TV point. 2 Wall light fittings. PVCu double glazed sliding patio door to and overlooking the rear garden and from which a panoramic rural view is enjoyed.

FIRST FLOOR -
7' 10 (2.39m) Ceiling heights - moulded white panel effect doors.

LANDING
16'6" in depth
with 1 power point. Access via retractable loft ladder to a partly boarded attic space with electric light.

MASTER BEDROOM SUITE COMPRISING: -

DOUBLE BEDROOM 1
15'5" x 9'3"
with 8 power points. 2 Lamp plug points. Radiator. PVCu double glazed window with a panoramic rural view. Telephone point. 16' 6" (5.03m) High vaulted smooth skimmed ceiling with double glazed 'Velux' window to part of the room. Part recessed downlighting. Door to

DRESSING ROOM
7'4" x 6'10" plus
fitted double wardrobes. Staircase to the Mezzanine. 4 Power points. PVCu double glazed window. Understairs storage cupboard. Recessed downlighting. Door to

EN-SUITE SHOWER ROOM
9'4" x 4'9"
with vinyl floor covering to a 'herringbone' design. PVCu opaque double glazed window. Recessed downlighting to smooth skimmed ceiling. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Extractor fan. Part tiled walls. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

REAR BEDROOM 2
11'11" x 8'6"
with wood strip effect laminate flooring. Radiator. PVCu double glazed window with a panoramic rural view. 4 Power points.

FRONT BEDROOM 3
into recess with hanging rail. Wood strip effect laminate flooring. Radiator. PVCu double glazed window. 2 Power points.

FRONT BEDROOM 4
13'2" x 11'6" overall
with radiator. PVCu double glazed picture window. 4 Power points. TV point.

FAMILY BATHROOM
7'4" x 7'1" overall
'L' shaped with radiator. Ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Part tiled walls. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over and shower screen. Wall light.

REAR BEDROOM 5
11'11" x 11'4"
with wood strip effect laminate flooring. Radiator. TV and telephone points. 6 Power points. PVCu double glazed window with a panoramic rural view. Walk-in built-in wardrobe with hanging rail and fitted shelving. Wall mounted 'Vaillant' gas fired central heating boiler.

EN-SUITE SHOWER ROOM
7'8" x 3'6"
with ceramic tiled floor. Towel warmer ladder radiator. Extractor fan. PVCu opaque double glazed window. Fully tiled walls. 2 Piece suite in white comprising pedestal wash hand basin and WC. Double shower enclosure with plumbed-in shower over and sliding shower door.

SECOND FLOOR

MEZZANINE/LIVING AREA/STUDY
11'8" x 9'3" overall
'L' shaped with radiator. Access to eaves storage. 2 Power points. TV point. Pine balustrade.

EXTERNALLY
Tarmacadamed entrance drive providing ample private car parking with decoratively stoned border. Part enclosed close boarded fenced/gated lawned garden to one side with to the other side a gated part walled garden with lawned area and decked sun terrace. Rear landscaped lawned garden abutting farmland with herbaceous borders having ornamental shrubs together with a further decked terrace and decoratively stoned area. From the rear and side gardens far reaching rural views are enjoyed. OUTSIDE LIGHT, WATER TAP and POWER POINT. GARDEN STORE SHED.





Directions

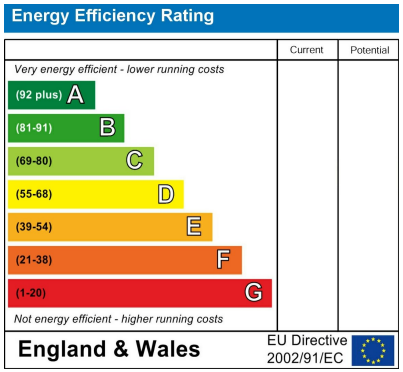
The property may be approached from the Travellers Rest direction via 'Ffordd Pendre,' Johnstown via 'Jobs Well Road' or from Carmarthen town centre via 'College Road.' At the junction by 'UWTSD' turn into 'Pentremeurig Road' and travel past the right hand turning for 'Brynteg,' left hand turning for 'Maes y Wennol,' right hand turning for 'Heol y Wawr'/'Heol Arfryn' and turn next right into 'Heol Mair' and the property will be found at the head of the cul-de-sac in front of you.

Viewings

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

Council Tax Band

E



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