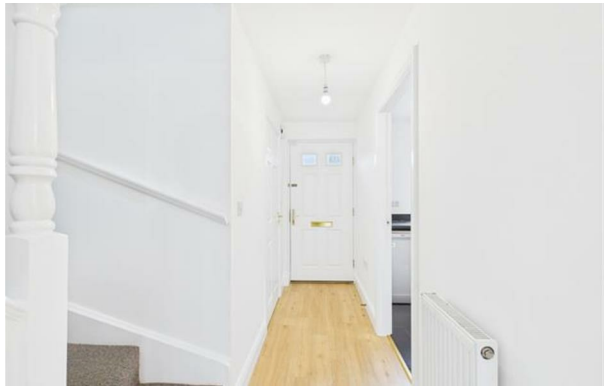






No 36 Maes yr Ehedydd College Road, Carmarthen, SA31 3GB

Offers In The Region Of £255,000

- WELL PRESENTED SEMI-DETACHED HOUSE.
- GAS C/H. NO FORWARD CHAIN.
- EXCELLENT SCOPE TO EXTEND THE PROPERTY DUE TO THE SIZE OF THE PLOT - STP.
- PRIVATE CAR PARKING.
- LARGE CORNER PLOT.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE FIRE STATION, 'NEW MODEL' PRIMARY SCHOOL, 'UWTSD,' 'PARC DEWI SANT' AND 'S4C.'
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 3 BEDROOMS. 2 BATHROOMS. 3 WC's.
- SUNNY SOUTH FACING LANDSCAPED REAR GARDEN.
- WALKING DISTANCE TOWN CENTRE.

No 36 Maes yr Ehedydd College Road, Carmarthen SA31 3GB

A most conveniently situated well presented modern (Circa. 2010/12) 3 BEDROOMED SEMI-DETACHED HOUSE having banded quoins situated 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 the Carmarthen West by-pass (Ffordd Pendre) that links 'Pentremeurig' with 'Travellers Rest' and the A40 dual carriageway.

3 2 1

Council Tax Band: D





CANOPIED ENTRANCE PORCH

RECEPTION HALL
11'8" in depth
with mains smoke detector. Radiator. Telephone point. 2 Power points. Boarded effect flooring.

SEPARATE WC
with ceramic tiled floor. Part tiled walls. PVCu opaque double glazed window. Burglar alarm key pad. Electricity consumer unit. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC.

FITTED KITCHEN/BREAKFAST ROOM
11'8" x 7'11"
with ceramic tiled floor. Radiator. 6 Power points plus fused point. PVCu double glazed window to fore. Plumbing for washing machine. Gas fired 'Ideal Logic Heat 12' C/h boiler. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, dishwasher, electric oven, gas hob with splashback and canopied cooker hood. C/h timer control.

LOUNGE/DINING ROOM
15'3" x 14'6" overall
slightly 'L' shaped with boarded effect flooring. 8 Power points. TV and telephone points. C/h thermostat control. Understairs storage cupboard. PVCu double glazed double French doors with side screens to either side to and overlooking the rear landscaped garden.

FIRST FLOOR

LANDING
2 Power points. Radiator. Mains smoke detector. Access to loft space. Built-in Airing/Linen cupboard off over the stairwell housing the pressurised hot water cylinder.

REAR BEDROOM 1
9'4" x 7'1" overall
'L' shaped with radiator. 4 Power points. Telephone point. PVCu double glazed window. Boarded effect flooring.

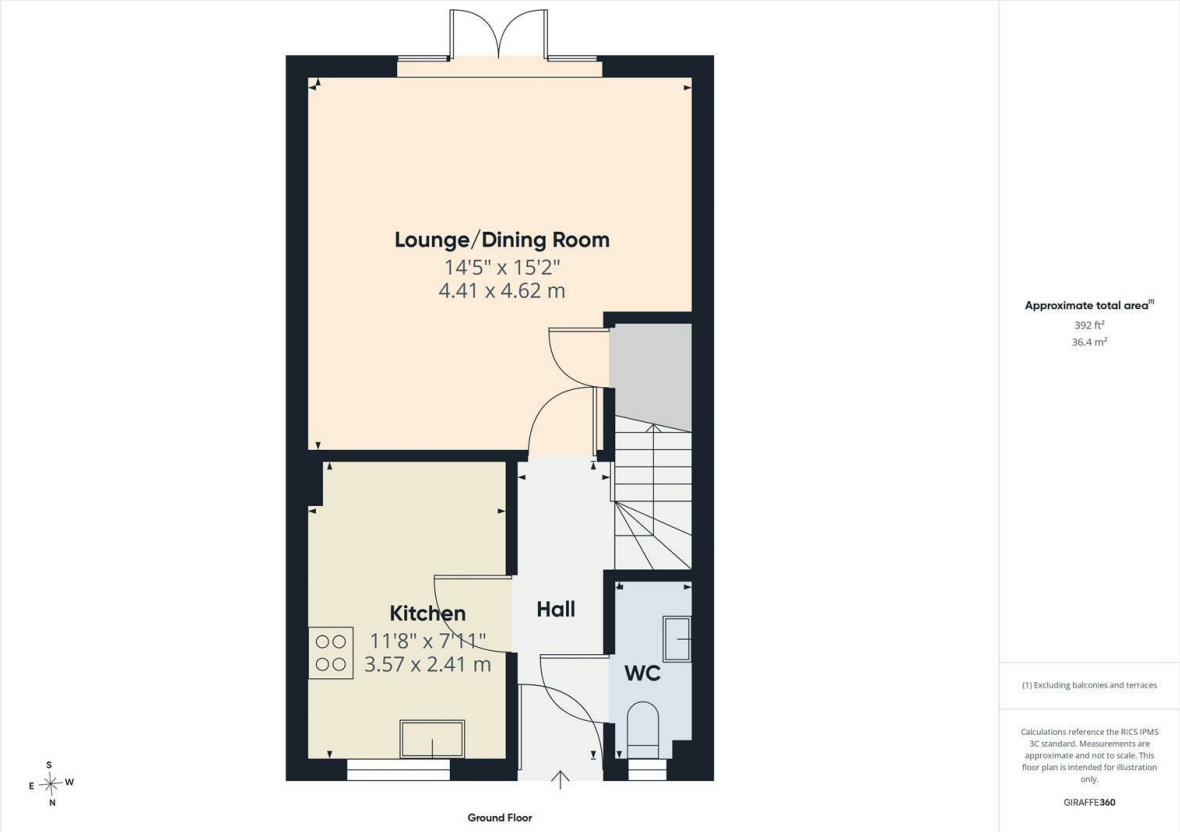
REAR BEDROOM 2
10'2" x 7'9"
with boarded effect flooring. 4 Power points. Radiator. PVCu double glazed window.

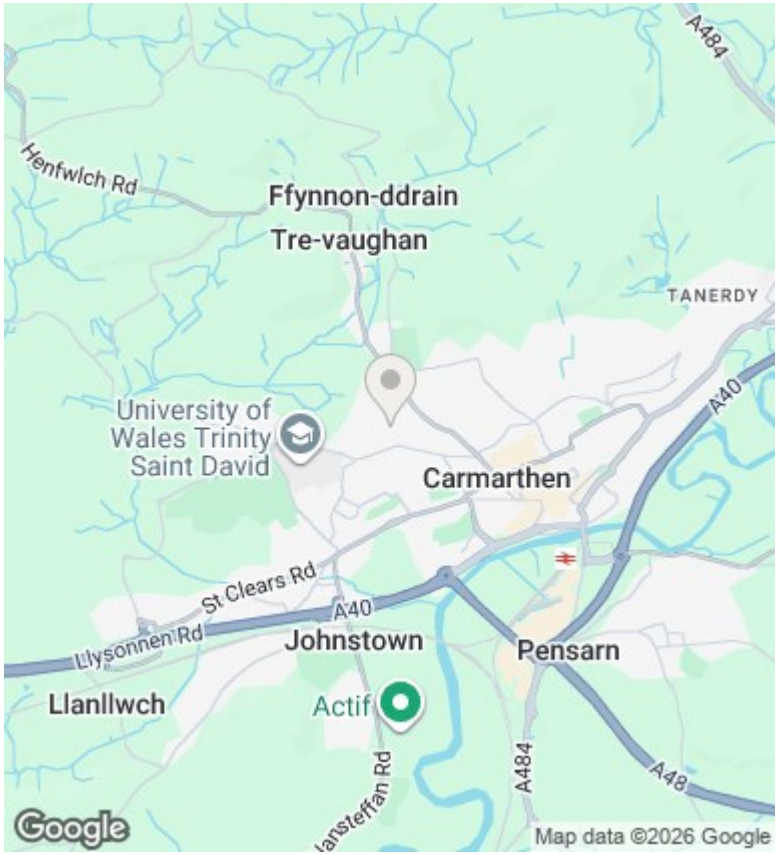
BATHROOM
7'9" x 4'9"
with boarded effect flooring. Radiator. Extractor fan. PVCu opaque double glazed window. Shaver point. Part tiled walls. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath.

MASTER BEDROOM 3
11'7" x 10'10" overall
'L' shaped with boarded effect flooring. Radiator. PVCu double glazed window to fore. 8 Power points. TV and telephone points.

EN-SUITE SHOWER ROOM
7'0" x 5'2" overall
with boarded effect flooring. Extractor fan. PVCu opaque double glazed window. Shaver point. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

EXTERNALLY
Unrestricted on street parking available to fore. Open plan decoratively stoned forecourt garden. Side tarmacadamed entrance drive and decorative stoned area providing ample private car parking. Sunny south facing enclosed walled/close boarded fenced landscaped garden that enjoys a sunny southerly aspect that incorporates a paved sun terrace, decoratively stoned area and raised decked terrace. OUTSIDE LIGHT and WATER TAP.





Directions

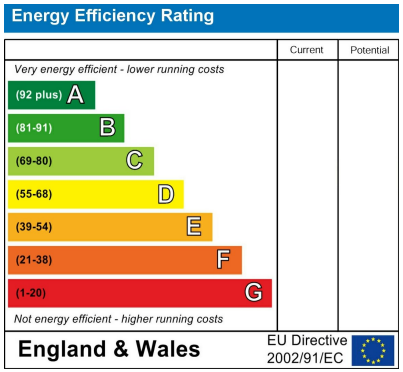
From Carmarthen town centre travel up 'Water Street' and bare left opposite the New Dairies Club into 'Glannant Road.' Continue up 'Glannant Road'/'College Road' and turn right at the mini roundabout into 'Trem y Coleg.' Follow the road around to the right passing the left hand turning for 'Llwyn yr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

Viewings

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

Council Tax Band

D



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sales@geraldvaughan.co.uk