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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Maes Macsen
Carmarthen

Offers In Region Of **£225,000**











- Modern Semi Detached 3 Bed (En Suite) House
- Popular & Convenient Edge Of Town Location
- Ideal Small Family Home Close To Town Centre
- Excellent Condition & Arranged on Three Floors
- Entrance Lobby, Living Room, WC, Kitchen/Diner
- 3 Bedrooms (1 En Suite) With Family Bathroom
- Enclosed Landscaped Rear Garden To Relax & Enjoy
- Car Parking Driveway To Side For 2 Vehicles
- Viewing Advisable To Fully Appreciate

General Description

EPC Rating: B

A modern and contemporary edge of town house located in a well regarded & sought after residential development of different style properties, some 1.5 miles from Carmarthen town centre. Boasting a practical family layout over 3 floors, the light & airy accommodation comprises fitted kitchen, lounge, cloakroom, 3 double bedrooms (one with en suite facility) & family bathroom. Low maintenance landscaped gardens with car parking drive for two cars.

Maes Macsen, Carmarthen.

Property Description

A well presented semi detached modern property conveniently positioned on the edge of the popular town of Carmarthen which offers a good range of amenities and facilities including schooling, modern shopping complex, modern cinema, rail station and the M4 connection. The A40 dual carriageway is very close by giving easy access to both Carmarthen and Pembrokeshire with it's beautiful coastline and sandy beaches. The village of Johnstown is within close proximity which offers Secondary schooling, leisure centre and convenience stores.

The well presented modern accommodation is arranged on 3 floors and provides entrance lobby, living room, kitchen/breakfast room, downstairs WC, 3 double bedrooms (1 en suite) and family bathroom.

Outside there is an enclosed rear garden with lovely patio area ideal for relaxation and BBQ's, with car parking drive to the side for 2 cars.

Entrance Lobby

Double glazed front entrance door, radiator, door to:

Living Room (14' 09" x 11' 10") or (4.50m x 3.61m)

Radiator, built in under stair cupboard, window to front, door to:

Inner Hall

Stairs to first floor, door to:

Separate WC

Currently used as Utility with wash basin and provision for WC.

Kitchen/Diner (11' 10" x 8' 10") or (3.61m x 2.69m)

Modern contemporary fitted base and eye level cupboards with work top surfaces over, 1.5 bowl single drainer sink unit with mixer tap, built in cooker with 4 ring gas hob and hood over, space for dishwasher/ washing machine, tiled surrounds, spotlighting, French double glazed doors to rear garden/patio, gas fired central heating boiler, fridge space, radiator.

First Floor Landing

Stairs to second floor, radiator, doors to:

Bedroom 1 (39' 1" x 34' 9" Max) or (11.90m x 10.60m Max)

With 2 windows to front, radiator.

Maes Macsen, Carmarthen.

Bedroom 2 (11' 11" x 9' 05") or (3.63m x 2.87m)

Radiator, window to rear.

Bathroom (7' 10" x 5' 08") or (2.39m x 1.73m)

Modern suite comprising bath with shower over and screen with tiled surround, WC, wash hand basin, radiator, window to side, extractor fan, partly tiled walls.

Second Floor Half Landing

Built in cupboard, door to:

Bedroom 3 (17' 01" x 8' 05") or (5.21m x 2.57m)

Dormer window to front, radiator, door to:

En-Suite Shower Room (10' 11" x 5' 0") or (3.33m x 1.52m)

Modern suite comprising tiled shower cubicle, WC, wash hand basin with mixer tap, radiator, extractor fan, Velux style window.

Outside

Car parking driveway to side for 2 cars, garden gate leading to rear enclosed landscaped garden, being an ideal place to relax and enjoy with paved patio area and lawn area. The garden is all enclosed within timber fencing being safe for children and dogs.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen take the main A40 carriageway out towards St Clears and carry on for approx 1 mile and take the exit off signpotsed Johnstown/Travellers Rest and the show ground. Continue on a short distance and take the first left turning and carry on around over the bridge until arriving at small roundabout. Take the 3nd exit in front of the new housing development and carry on a short distance taking the next right turning into Maes Macsen estate. Follow the road around taking anothe right that will take you around to the property.






