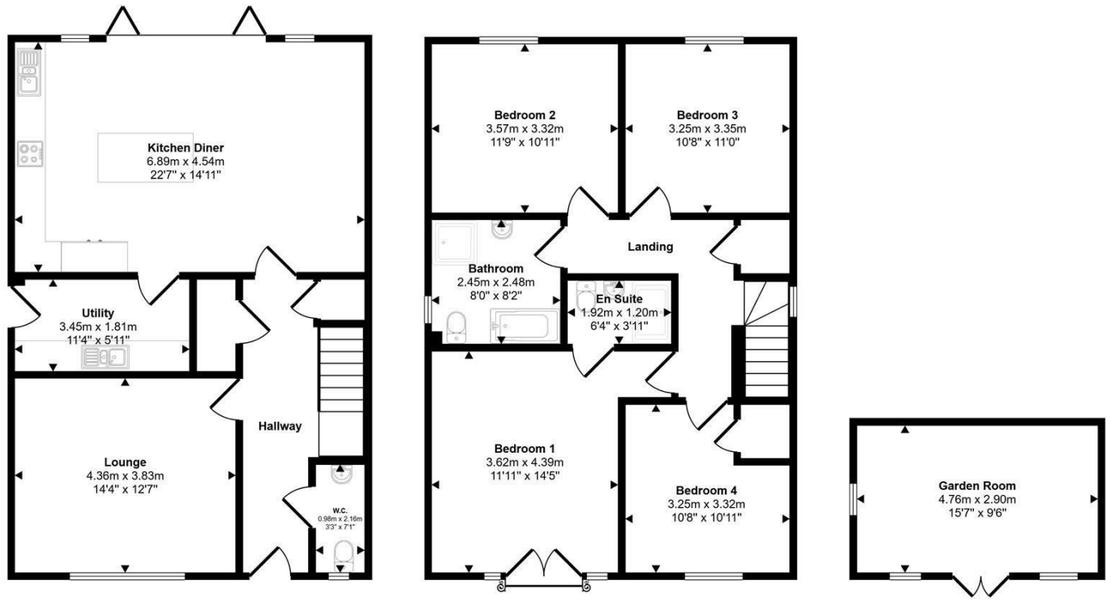
Approx Gross Internal Area
160 sq m / 1718 sq ft



Ground Floor
Approx 73 sq m / 781 sq ft

First Floor
Approx 73 sq m / 789 sq ft

Garden Room
Approx 14 sq m / 149 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F'
HEATING: Air source heat pump

ref: CPF/ LLE / JAN/ 26/OK

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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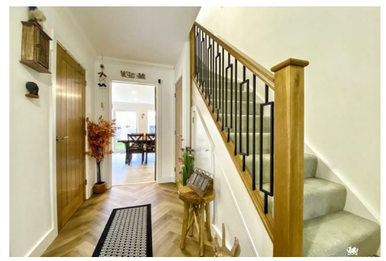
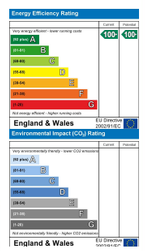


18 Maes Y Teirw, Carmarthen, Carmarthenshire, SA31 3FG

- NEW BUILD DETACHED HOUSE
- EDGE OF TOWN LOCATION
- FOUR BEDROOMS
- AIR SOURCE HEAT PUMP & SOLAR PANELS
- SUMMER HOUSE IN GARDEN
- IDEAL FAMILY HOME
- CUL-DE-SAC
- OPEN PLAN KITCHEN/DINER
- SPRINKLER SYSTEM
- EPC RATING: A



£425,000

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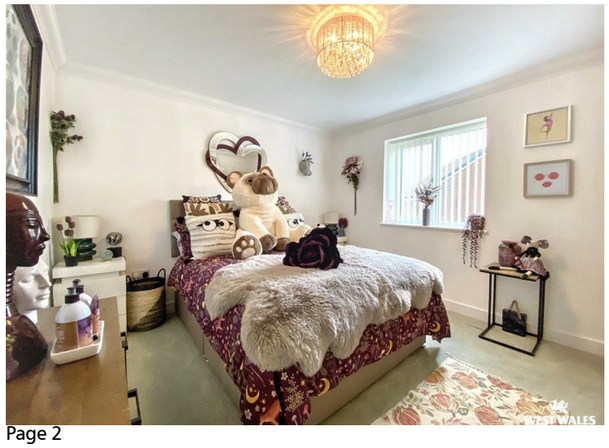

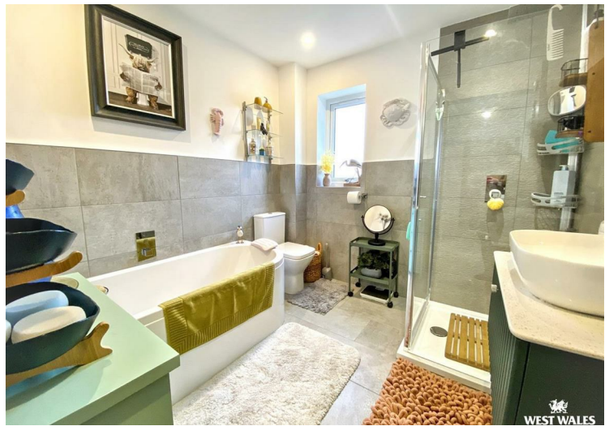

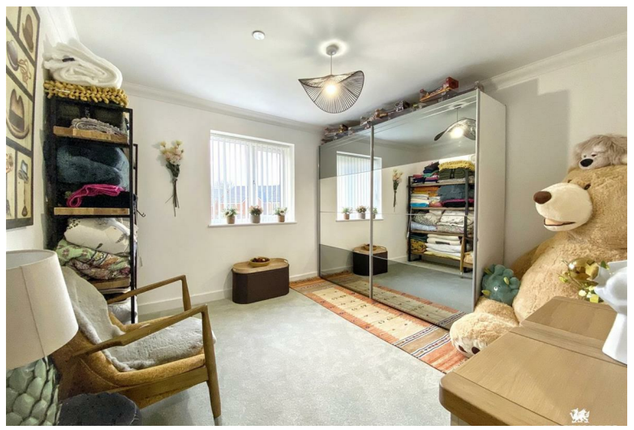

Located on the new build development of Maes Y Teirw, Carmarthen, this immaculately presented detached home would make a brilliant family home. Conveniently located in a cul-de-sac position just a short drive from the town centre, you are within easy reach of retail parks, supermarkets, schools and the county hospital. The property boasts a stylish contemporary decor throughout and also benefits from a highly efficient EPC. Viewing is highly recommended!

Designed with modern family living in mind, you enter the property into an entrance hallway with w/c and a storage cupboard. Off the hallway is the living room, which offers a great space to relax with your family and friends. An open plan kitchen/diner is situated at the heart of the home and features bi-fold doors that open out onto the garden. The modern kitchen is fitted with a range of appliances, granite worktops and an island with a breakfast bar, ideal for casual dining. A utility room leads off the kitchen and provides practicality with a side entrance door. The first floor accommodates the impressive master bedroom with a Juliet balcony and an en-suite shower room, three further double bedrooms and the contemporary family bathroom. The bedrooms offer versatility with two bedrooms currently utilised as a study and dressing room. An attic space provides further storage. The property benefits from an air source heat pump, solar panels, a sprinkler system and UPVC double glazing, making it highly efficient.

Externally, there is ample driveway parking to the front for several cars, with sensor security lights. Two side gates and a pathway provides easy access to the garden. The garden is laid with lawn and also provides a patio area with space for outside seating. You can really envision entertaining your friends and family during those summer months. The garden also accommodates a summer house with electrics and a rubber roof, a gazebo and a garden shed.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct trains from West Wales to London.

DIRECTIONS

From Carmarthen town take the A40 West. Passing the Johnstown exit, take the next exit off the dual carriageway. Turn left onto St Clears Road and follow the road around passing over the A40. At the roundabout take the 2nd exit onto Llysonnen Road. Follow road where you will see the turning into Maes Y Teirw on the right.
What/Three Words:///official.carriage.priced

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.