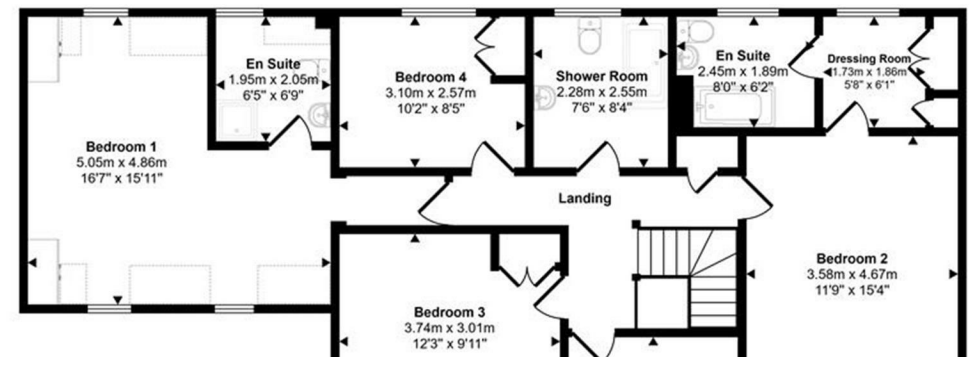


Ground Floor
Approx 95 sq m / 1026 sq ft



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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
 EMAIL: carmarthen@westwalesproperties.co.uk
 TELEPHONE: 01267 236655

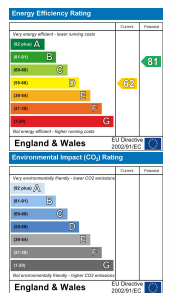


13 Clos Yr Onnen, Abergwili, Carmarthen, SA31 2JT

- DETACHED HOUSE
- THREE BATHROOMS
- CUL-DE-SAC
- DOUBLE GARAGE
- OIL CENTRAL HEATING
- FIVE DOUBLE BEDROOMS
- IDEAL FAMILY HOME
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- EPC RATING: D

£485,000

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The Agent that goes the Extra Mile



We Say...

A brilliant opportunity to acquire a substantial detached house, proudly situated in the popular cul-de-sac of Clos Yr Onnen, Abergwili. Located just a short drive from the historic market town of Carmarthen, the property is conveniently situated within easy access to amenities, local schools, and public transport links. The property offers versatile accommodation throughout, making it the ideal family home. Viewing is highly recommended to appreciate all the property has to offer!

Upon entering the property into the grand entrance hallway, the home provides a sense of space throughout. Designed with modern family living in mind, the hall also accommodates a downstairs w/c and storage cupboard ideal for storing your coats and boots. Off the hallway is the living room, with French doors that open out onto the garden. With its warm and welcoming atmosphere, you can really envision relaxing with your family and friends while enjoying a movie. The ground floor is also home to a study, which could also double up as sixth bedroom, the kitchen/diner and the formal dining room. Upstairs continues to impress and comprises; the master bedroom with a dressing room and en-suite bathroom, a second en-suite bedroom, the contemporary family bathroom and three further bedrooms. Boasting a neutral decor throughout, the property also benefits from UPVC double glazing and has oil central heating.

Externally, the property provides ample driveway parking, ideal for a large family. A double garage provides additional secure parking, storage and a great workshop space. With development potential, the property could suit a multi-generational property. A side gate provides easy external access to the garden, convenient for any maintenance. The enclosed rear garden is home to a variety of mature plants, trees and shrubs. Mainly laid to lawn, there is also multiple patio areas which provide space for outside seating, ideal for dining al fresco during the summer months.

Location

Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



DIRECTIONS

From Carmarthen head north-east on St Catherine Street and continue onto Barn Street. At the roundabout, take the 1st exit onto Francis Terrace and continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Lane. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow the A484 and at the roundabout, continue straight onto Abergwili Road. Continue onto High Street and at Abergwili Roundabout, take the 2nd exit. Turn left and then take the next right onto Clos Yr Onnen. The property will be on the left hand side. What/Three/Words:///fixtures.saga.clashing

GENERAL INFORMATION

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 'G'
HEATING: Oil

ref: CF / LLE / NOV/ 25/OK

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LOCATION AERIAL VIEW

