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25 Llwyn Meredith, Carmarthen, SA31 1EF

Offers Around £380,000 ono

An exceptionally well presented and IMMACULATE modern peacefully set DETACHED 3 BED freehold double fronted BUNGALOW comprising 1 large living room, fully fitted kitchen / breakfast room, 3 bedrooms (all doubles) and a family bathroom. The property benefits from FULL MAINS GAS CENTRAL HEATING AND FULL UPVC DOUBLE GLAZING and a detached brick built DOUBLE GARAGE / WORKSHOP. The whole plot extends to just under 1/3 of an acre and comprises a large hard standing, a patio and a beautifully kept lawn to the rear with superb views. Just 1 mile from the town centre. EMPTY PROPERTY – NO ONWARD CHAIN.

LOCATION & DIRECTIONS

What3Words location ///sounds.hired.bronze The property is conveniently situated at O.S. Grid Ref. SN 415 210 at the end of Llwynmeredith and on the edge of the County town of Carmarthen. Being the County town, Carmarthen offers a fantastic range of amenities including a Regional Hospital, mainline Train Station, numerous large Supermarkets, Multi-screen Cinema, new Shopping Centre, Leisure Centre etc. Swansea and Cardiff are approximately 35 mins and 60 mins drive away respectively (mainly along the M4). From the JOHN STREET CAR PARK, take the Little Water Street exit (the exit furthest from Marks & Spencer) and turn left. At the roundabout take the 2nd exit and continue for approximately 600 yards before turning left into CAPEL IVAN ROAD. Drive up Capel Ivan Road to the end and No 25 is the last but 1 property on the left.

CONSTRUCTION

We understand the bungalow was built in the early 1980s of brick / block cavity walls (with elevations part exposed) under a duo pitched concrete interlocking tiled roof, to provide the following very well appointed and maintained accommodation. ENTRANCE HALLWAY with an exposed hardwood floor and a CLOAKROOM off with a wall mounted wash hand basin, WC and storage cupboard. Double AIRING CUPBOARD housing the Worcester "combi" boiler.

LIVING / DINING ROOM

15'8" x 11'6" (4.79 x 3.51)



Having an exposed hardwood floor, a gas fire in a wooden surround and sliding patio doors to the rear.

KITCHEN / BREAKFAST ROOM

21'11" x 9'0" (6.7 x 2.76)



Feature ceramic tiled floor and fitted with a modern very good quality range of kitchen units inc an integrated NEFF oven and a 5 pot gas burner.

UTILITY ROOM

7'4" x 5'1" (2.26 x 1.57)



With a ceramic tiled floor and a matching range of base and eye level units inc a single drainer ceramic sink and plumbing for an automatic washing machine. Half glazed rear door to the patio.

REAR DOUBLE BEDROOM 1

11'10" x 9'3" (3.63 x 2.82)



Again with a hardwood floor and a picture window to the rear.

FRONT DOUBLE BEDROOM 2

9'4" x 9'1" (2.86 x 2.78)



Having an exposed hardwood floor, picture window to the front and a built-in hanging wardrobe.

FRONT DOUBLE BEDROOM 3

9'3" x 8'11" (2.84 x 2.74)



Hardwood floor and a built-in hanging double wardrobe.

FAMILY BATHROOM

9'3" x 5'1" (2.82 x 1.57)



Fully tiled and fitted with a modern white 3 piece bathroom suite comprising a paneled bath, pedestal washbasin and a WC.

EXTERNALLY

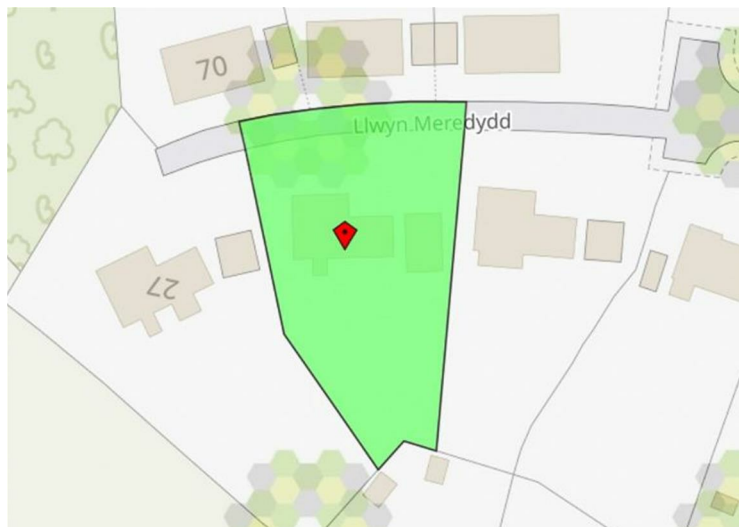


To the front of the bungalow, there is a good sized lawn, next to a large concreted hardstanding (big enough for for at least 6 vehicles) leading up to the approx 475 sq ft brick built DETACHED DOUBLE GARAGE / WORKSHOP with 2 up and over doors. To the rear, there is a full length paved area, next to the enclosed lawn. The lawn measures approx 75' (at it's widest point) x 70' at it's shortest point. At the top of the lawn, there is a paved base for a garden shed, ideal for BBQs or just sitting out looking onto Cwmoernant woods across the valley.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. We understand the boiler was serviced every year under a British Gas service plan. Full upvc double glazing.

BOUNDARY PLAN

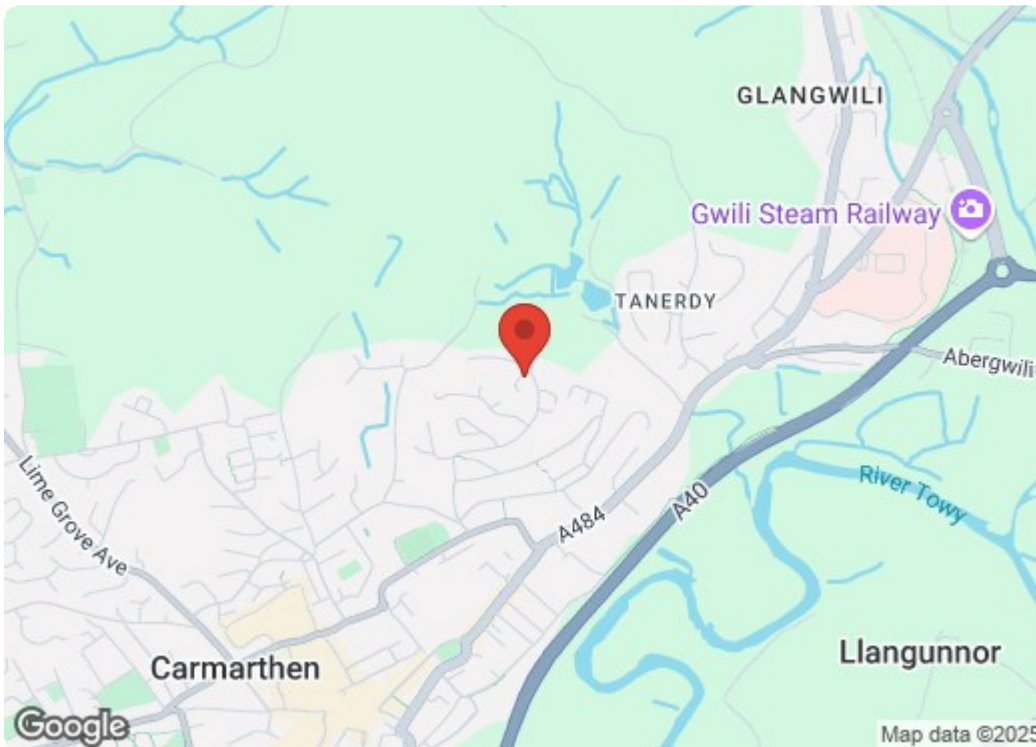


PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2025 / 2026 financial year is £2,728 which equates to approximately £227.33 per month before discounts.

Approx Gross Internal Area
89 sq m / 956 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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