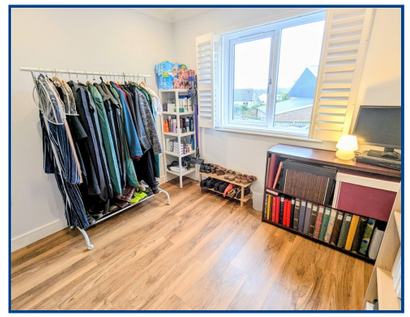




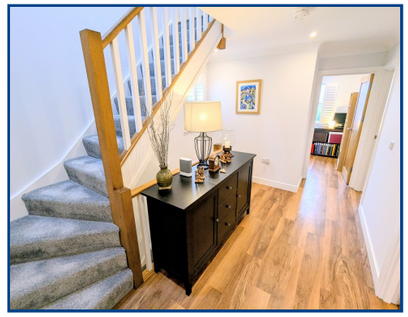




















Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Glannant Road
Carmarthen
Carmarthenshire

Price **£339,995**











General Description

EPC Rating: A

Ready to moveA superbly presented detached 4 bedroom (2 en suite) town centre property worthy of an early inspection to fully appreciate what's on offer. Affords luxurious immaculate family sized accommodation arranged on 3 floors, being most energy efficient and ready for immediate occupation, being conveniently located to shops, schooling, leisure centre and the University campus. Outside there is a driveway and garage with beautifully presented garden/patio to relax and enjoy.

Glannant Road, Carmarthen, Carmarthenshire.

Property Description

A superb opportunity of acquiring a modern detached family town centre property conveniently located within the town of Carmarthen. The property offers luxurious roomy well proportioned family sized accommodation arranged on 3 floors, being in immaculate condition throughout benefiting from air source under floor heating, EV charger, CCTV and alarm system and double glazed windows, bespoke fitted kitchen and luxury bathrooms. Viewing is highly recommended at an early date to fully appreciate what's on offer at this amazing property.

The spacious accommodation benefits from 'Karndean' flooring throughout and white window shutters and provides entrance hallway with doors leading to separate WC, living room, open plan kitchen/dining area with luxury fitted cupboards leading through to living area with bi fold doors leading out to patio/garden, utility room. First floor provides three bedrooms one with en suite facility and family bathroom, with second floor master suite offering great space including en suite shower room and dressing/store room.

Outside there is a shared drive to the side leading to rear car parking area, with a detached garage and EV charger, beautifully presented rear garden with patio and glass veranda, being ideal for family entertaining and relaxation.

The property is within walking distance of the town centre with excellent amenities and facilities including modern shopping centre, schooling, rail station, and being within close proximity to the University campus and the Egin S4C studios.

Entrance Hall

Double glazed front entrance door, timber effect flooring, stairs to first floor, doors to:

Cloak Room (5' 02" x 3' 09") or (1.57m x 1.14m)

Modern suite comprising WC, wash basin, partly tiled walls, timber effect flooring.

Living Room (15' 0" x 10' 06") or (4.57m x 3.20m)

Double aspect windows, timber effect flooring.

Open Plan Kitchen/Dining Room (18' 11" x 13' 04") or (5.77m x 4.06m)

Fitted range of bespoke base and wall cupboards with central breakfast island incorporating sink unit, built in 'Neff' electric oven and microwave, 'Neff' electric hob and fitted hood over, 'Neff' built in dish washer, fridge space, timber effect flooring, access through to:

Living Area (14' 04" x 13' 06") or (4.37m x 4.11m)

Lovely room to relax and entertain guests with bi fold doors and blinds leading out to beautiful patio and rear garden, glazed tiled flooring, vaulted ceiling with four Velux style windows.

Utility Room (6' 06" x 4' 05" Max) or (1.98m x 1.35m Max)

Fitted work top with sink unit and mixer tap, plumbing for washing machine, space for tumble dryer.

First Floor Landing (14' 05" Max x 9' 04" Max) or (4.39m Max x 2.84m Max)

Spacious area with stairs to second floor, timber effect flooring, window to side, doors to:

Bedroom 1 (14' 0" x 9' 03") or (4.27m x 2.82m)

Window to front, timber effect flooring, spot lighting, door to:

Glannant Road, Carmarthen, Carmarthenshire.

En-Suite Shower Room (9' 02" x 3' 11") or (2.79m x 1.19m)

Fully tiled shower cubicle, wash basin, WC, heated towel rail, timber effect flooring, tiled walling, spot lighting.

Bathroom (9' 02" x 5' 11") or (2.79m x 1.80m)

Modern luxury suite comprising bath with electric shower over and screen, WC, wash hand basin with blue tooth mirror and light over, heated towel rail, timber effect flooring, partly tiled walls, spot lighting.

Bedroom 2 (11' 01" x 9' 03") or (3.38m x 2.82m)

Timber effect flooring, spot lighting.

Bedroom 3 (10' 02" Max x 9' 03") or (3.10m Max x 2.82m)

Window to rear, timber effect flooring.

Second Floor Landing

Timber effect flooring, door to:

Master Bedroom (14' 09" x 12' 02") or (4.50m x 3.71m)

Most spacious room with two Velux style windows with blackout blinds, timber effect flooring, spot lighting, door to dressing/store room, door to:

En-Suite Shower Room (8' 0" x 4' 05") or (2.44m x 1.35m)

Modern suite comprising double fully tiled shower cubicle, wash basin, WC, blue tooth mirror and light, heated towel rail, Velux style window, fully tiled walls.

Outside

The property benefits from a shared driveway leading through to rear car parking area and garage - 22'1 x 11'8 with power and light connected and EV charger. Beautifully laid out enclosed garden to rear to relax and enjoy with artificial lawn area and attractive patio with glass veranda having electric lights and blind, being an ideal place to simply relax and enjoy a glass of wine. Side garden gate leading out to car parking area/drive.

Please Note

The property benefits form air source heating with under floor heating throughout the property, double glazed windows, solar PV panels, CCTV cameras and alarm system.

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 drainage, air source under floor heating, Solar PV's.

Tenure

Freehold

Council Tax

F

Directions

From Lammas Street bear right at the top onto little water street and proceed as far as the traffic lights. Continue straight ahead at the lights and take the next left turning onto Glannant Road. Continue along for approx. 0.2 mile and the property can be found further along on the left.



