



**1 Meysydd Y Coleg,
Carmarthen SA31 3GR**

Offers in the region of £290,000

Two Receptions & Conservatory
4 Bedrooms, 1 En-Suite
Garage & Driveway
1 Mile From Town
EER 80

CR/RO/78967/231020

DESCRIPTION

A beautifully presented former show home situated on the popular Charles Church development on the outskirts of Carmarthen town. The property provides lovely sized family accommodation having cloakroom, 2 receptions, kitchen/breakfast room, conservatory, utility, 4 bedrooms (the master with en-suite) and a family bathroom. Externally there is a linked garage, driveway and established rear garden. Viewing is highly recommended to fully appreciate. The county and market town is approximately one mile and offers national retailers, restaurants, cinema, leisure centre and bus and rail stations. There is also ease of access east to the M4 via the A48 dual carriageway and west via the A40 to the delights and attractions the county of Pembrokeshire has to offer.

HALLWAY

Enter via door to front with fanlight over, stairs to first floor, storage cupboard, laminate flooring, radiator, doors to:

DINING ROOM

11'3 x 11' (3.43m x 3.35m)
Double glazed window to front, radiator.

LOUNGE

21'6 x 11'2 (6.55m x 3.40m)
Double glazed window to front, feature fireplace and hearth housing coal effect fire, 2 radiators, double glazed French doors to rear.

KITCHEN/BREAKFAST ROOM

15'10/7'8 x 14'7/9'11 (4.83m x 4.45m)
Double glazed window to side, fitted range of matching wall, drawer, up-stands and base units with worktops over, 1½ bowl single drainer stainless steel sink unit with mixer tap, 2 eye level double ovens with cupboards over and drawers under, 4 ring gas hob with wok ring, stainless steel back plate and stainless steel hood over, integrated fridge/freezer and dishwasher, downlighters set in plinth over, storage cupboard, tiled flooring, double glazed French doors to conservatory, door to:

UTILITY ROOM

Single drainer stainless steel sink unit with mixer tap and cupboard under, integrated washing machine, work surface with space under for tumble dryer, wall mounted Ideal gas fired central heating boiler.

CONSERVATORY

12'3 x 8'9 (3.73m x 2.67m)
Double glazed triple aspect windows, tiled flooring, wall mounted heater, French doors to side patio.

FIRST FLOOR LANDING

Access to loft space, cupboard housing pressurised hot water cylinder, radiator, doors to:

BEDROOM ONE

11'6 x 11'4 (3.51m x 3.45m)
Double glazed window to front, 2 double doors to built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM

5'6 x 4'2 (1.68m x 1.27m)
Double glazed opaque window, tiled shower cubicle with mains shower over, low level WC, pedestal wash hand basin with mixer tap, localised wall tiles, radiator.

BEDROOM TWO

11'7 x 11' (3.53m x 3.35m)
Double glazed window to front, built-in wardrobes with sliding mirrored door, radiator.

BEDROOM THREE

12'10 x 9'6 (3.91m x 2.90m)
Double glazed window to rear, radiator.

BEDROOM FOUR

10'10 x 7'4 (3.30m x 2.24m)
Double glazed window to rear, radiator.

BATHROOM

10'10 x 6'3 (3.30m x 1.91m)
Double glazed opaque window, panelled bath with mixer tap, mains shower and shower screen, low level WC, pedestal wash hand basin with mixer tap, down lighters, radiator.

EXTERNALLY

The front garden is open plan with a variety of shrubs and steps leading up to the main entrance with a paved pathway and gravelled area. There is a small slate gravelled area to the side. The tarmac driveway leads to the **LINKED GARAGE** with an up and over door. The rear garden has a good sized paved patio seating area and landscaped area with steps leading up to a raised low maintenance garden, being well stocked with a variety of plants, shrubs and a mature tree enclosed by fencing.

SERVICES

We are advised mains water, electricity, gas and drainage are

connected to the property with gas fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisCarm or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

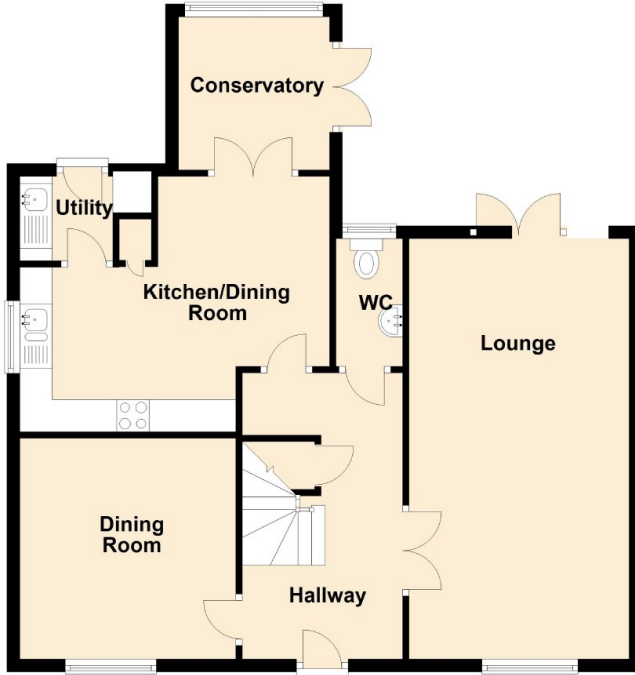
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office, turn immediately right into Water Street. At the traffic lights continue straight on and after approximately 200 yards turn left into Glannant Road. Continue on this road through College Road, passing the school and at the mini-roundabout turn right at the second junction. Continue into Trem Y Coleg and follow the road down, bear around to the right and the property will be found on the left hand side.

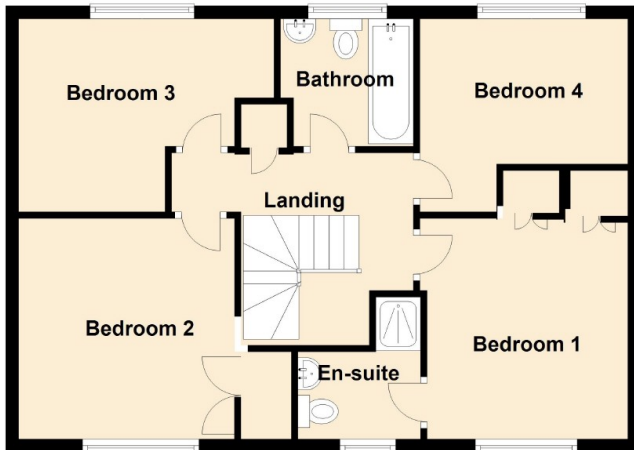
Ground Floor

Approx. 71.7 sq. metres (772.0 sq. feet)

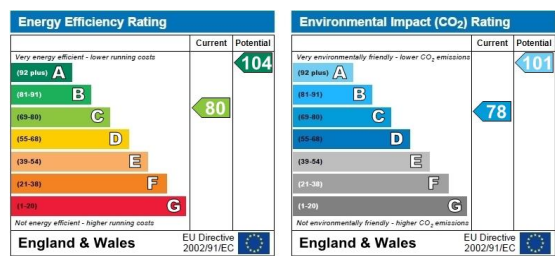


First Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



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**John.
Francis**