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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Maes Yr Haul , Carmarthen, SA32 8JE

## Offers In The Region Of £275,000

Appealing semi-detached property in a popular village location
3 bedrooms, living room, kitchen/diner, conservatory and family bathroom
Easily maintainable grounds, enjoying a pleasant countryside aspect to the rear
Very accessible, being within easy distance of town facilities
Ideal family home or starter home and ready for immediate occupation
EPC D.

## Situation

Enjoying an appealing and convenient location in the small yet popular Towy Valley village of Llanarthney, which boasts an array of local services and amenities to include the popular restaurant 'Wrights Food Emporium', Public House, community hall, children's playing ground and place of Worship. There are numerous schools in the vicinity including primary school education at the nearby village and town of Nantgaredig and Llandeilo respectively. Whilst secondary schools can be found in the nearby towns of Llandeilo and Carmarthen both in the mediums of Welsh and English. Within 7 miles or so of the property lies the ever popular country market town of Llandeilo which provides an excellent range of independent and boutique style shops making the town a very popular shopping destination with locals and those vising the area.

Carmarthen is considered to be the administrative town of the county and lies within 9 miles or so of the property and provides a comprehensive array of commercial, educational and recreational facilities together with excellent road and rail links to the larger towns of South Wales. The A48 roadway is only a short drive from the property providing a link to the M4 connection at Pont Abraham making the village a very convenient location to those commuting to the larger towns along the M4 corridor.

## Description

Maes Yr Haul is a delightful semi-detached house set in the rural village of Llanarthney yet conveniently located to the larger towns of the area. Occupying a generous plot benefitting from ample parking space to the fore, three bedrooms, family bathroom, living room, kitchen/diner, conservatory and attached garage. An ideal property for a first time buyer or those looking for a family home benefitting from low maintenance grounds, delightful countryside aspect and being ready for immediate occupation. Maes Yr Haul is described in more detail (approx. dimensions only):

## Directions

From the direction of Narberth, proceed on the A40 roadway towards the town of Carmarthen, crossing Pont Lesneven. Take the 1st exit at the next roundabout and then take the third exit at the following roundabout onto the Heol Llangynnwr, taking the next left hand turn signposted Capel Dewi/B4300 road. Continue for approximately seven miles until reaching the village of Llanarthney, passing 'Wrights Emporium' and the Emlyn Arms Public House on the left hand side, the property will be seen shortly on the right hand side as denoted by our 'For Sale' board.

## Ground Floor 6'5" x 4'6" (1.96m x 1.37m )

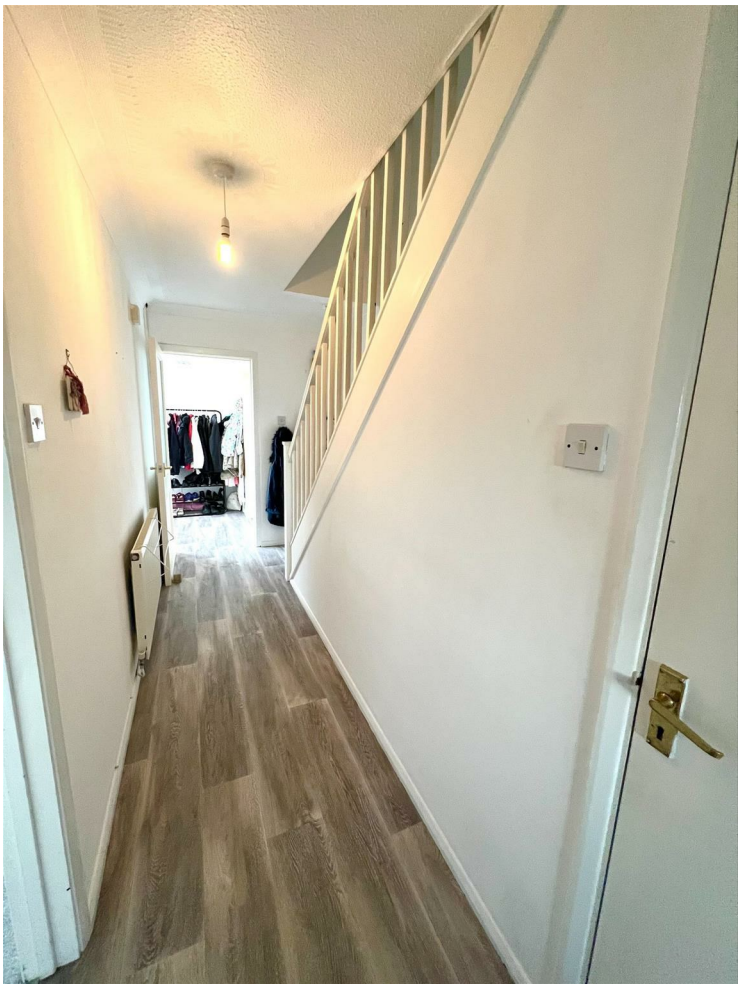
### Entrance Porch

With door to the:

### Cloak Room 2'9" x 6'5" (0.84m x 1.96m)

With W.C., wash hand basin and radiator.

## Entrance Hallway 6'5" x 15'4" (1.96m x 4.67m )



With wood effect floor, radiator, staircase rising to the first floor and valuable understair storage space/ airing cupboard.

## Living Room 14'11" x 15'4" (4.55m x 4.67m)

The focal point of the room being the feature stone effect fireplace with wooden mantle above, a bay window is seen to the fore, two radiators and wall lights. Door to:

## Kitchen/Diner 9'9" x 21'7" (2.97m x 6.58m)

Nicely proportioned affording a range of fitted base and wall mounted units with complimentary work surface above and incorporating a 1.5 bowl china sink and drainer unit. Free standing electric oven with extractor fan above, tiled splashbacks, space for an automatic washing machine and fridge/freezer. Window to the rear overlooking the conservatory, two radiators, wood effect floor and space for a table and chairs. Patio doors lead into:

## Conservatory 6'11" x 17'10" (2.11m x 5.44m )

Overlooking the garden with tiled floor, radiator and patio doors lead to the garden.

## First Floor

Landing and doors to:

## Family Bathroom 6'10" x 7'8" (2.08m x 2.34m )

Comprising a W.C., wash hand basin with light above, bath and a separate shower cubicle incorporating a 'Triton T80' shower. Partly tiled walls and wood effect floor with window to the rear and radiator.

## Bedroom 1 10'5" x 10'7" (3.18m x 3.23m)

Overlooking the rear with radiator.

## Bedroom 2 10'5" x 10'5" (3.18m x 3.18m)

Window to the fore with radiator and partly sloped ceiling.

## Bedroom 3 11'5" x 6' (3.48m x 1.83m)

Overlooking the fore with radiator and partly sloped ceiling.

## Attached Garage

With an up and over door and concrete floor also housing the oil fired 'Grant' boiler, with rear pedestrian access to the patio area.

## Garden

Approached from the roadside, a tarmac driveway provides ample parking space for multiple cars, in addition there is an easily maintainable border with shrubs and the added feature of a small pond. A paved area is seen to the rear with steps leading up to the lawned garden area which overlooks the surrounding countryside.

## Services

Mains water, electricity and drainage connected. Oil fired central heating system (Legal adviser to confirm)

Tenure: Freehold with vacant possession upon completion

Local Authority: Carmarthenshire County Council, County Hall, Carmarthen

Property Classification: Band D (online enquiry only)

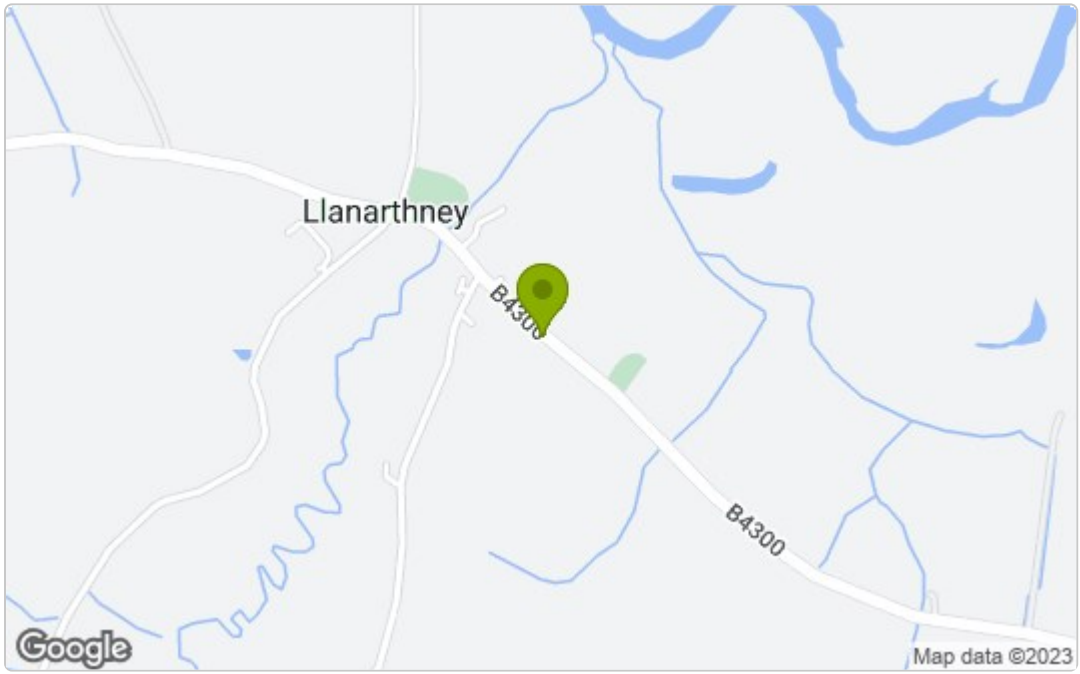
## General Remarks

An excellent opportunity to acquire a lovely family home in a very appealing village location enjoying a pleasant countryside aspect, yet within easy car driving distance of town facilities. An early inspection is strongly recommended.

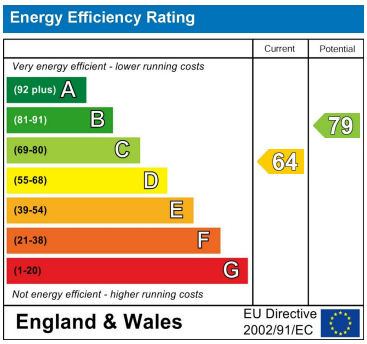
## Floor Plan

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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