



- MODERN SEMI-DETACHED HOUSE IN SOUGHT AFTER AREA.
- NO FORWARD CHAIN. 2 WC's.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE NEW MODEL SCHOOL AND YSGOL Y DDERWEN.
- FIRST TIME ON THE OPEN MARKET.
- 3 BEDROOMS. KITCHEN/DINING ROOM.
- WALKING DISTANCE FIRE STATION, UWTSD, S4C AND PARC DEWI SANT.
- WALKING DISTANCE TOWN CENTRE.

**No 20 Nant yr Arian
Carmarthen
SA31 3JJ**

£230,000 OIRO
FREEHOLD

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A spacious most conveniently situated traditionally built (Circa. 1971/72) **3 BEDROOMED SEMI-DETACHED HOUSE** having an attractive part reconstituted stone facade being located in a much sought after residential area at the beginning of an established residential estate of varying types and designs within a short walk of Carmarthen Fire Station and a relatively easy level walking distance of 'St. Catherine's Walk Shopping Precinct' and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also located within walking distance of 'Canolfan S4C yr Egin,' 'UWTSD,' 'Parc Dewi Sant,' 'The New Model' Primary School and 'Ysgol y Dderwen.'

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

GAS C/H with thermostatically controlled radiators. **CAVITY WALL INSULATION.**

PVCu DOUBLE GLAZED WINDOWS. **8' (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR.**

TEXTURED CEILINGS TO THE GROUND FLOOR - SOME COVED.

PLASTIC FASCIA AND SOFFIT. **THE FITTED CARPETS ARE INCLUDED.**



Ground Floor Building 1



Floor 1 Building 1

ENTRANCE PORCH with sliding PVCu entrance door.

Terrazzo tiled floor. Glazed/panelled door to



RECEPTION HALL 17' 9" (5.41m) in depth with radiator. Telephone point. 1 Power point. Understairs storage cupboard. Staircase to first floor. C/h thermostat control.

SEPARATE WC with half tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. PVCu opaque double glazed window. Tile effect floor covering.

LIVING ROOM 15' 6" x 13' 8" (4.72m x 4.16m) with feature stone fireplace with 'Terrazzo' tiled hearth. Telephone point. 3 Power points. TV point. Radiator. PVCu double glazed picture window. 6 Wall light fittings. Door to

FITTED KITCHEN/DINING ROOM 22' 1" x 11' 10" (6.73m x 3.60m) with radiator. Spotlighting. PVCu double glazed sliding patio door to and overlooking the rear paved terrace and garden. Part tiled walls. Range of fitted base and eye level solid wood fronted kitchen units incorporating an integrated fridge, freezer, open fronted/glazed display units, electric oven, microwave oven, ceramic hob with tiled surround, double bowl sink unit and breakfast bar. 7 Power points plus fused point. PVCu double glazed window overlooking the rear garden. PVCu part double glazed stable type door to the side/rear.

FIRST FLOOR - 7' 11" (2.41m) Ceiling heights

LANDING with access to loft space. PVCu double glazed window to the stairwell. 1 Power point.

BATHROOM 12' x 6' 11" (3.65m x 2.11m) overall with smooth skimmed ceiling. Radiator. Three quarter tiled walls. PVCu opaque double glazed window. Shaver point. 4 Piece suite in primrose comprising enamelled bath, pedestal wash hand basin, WC and bidet. Shower enclosure with shower over and shower door.

FITTED AIRING/LINEN CUPBOARD with radiator. Slatted shelving. 'Worcester' gas fired central heating boiler.

FRONT BEDROOM 1 10' 6" x 7' (3.20m x 2.13m) plus deep built-in cupboard off over the stairwell. Smooth skimmed ceiling. PVCu double glazed window. Radiator. 3 Power points.

FRONT BEDROOM 2 13' 9" x 10' 10" (4.19m x 3.30m) with PVCu double glazed picture window. Radiator. 6 Power points.

REAR BEDROOM 3 14' 9" x 10' 4" (4.49m x 3.15m) ext to 12' (3.66m) plus fitted wall to wall/floor to ceiling wardrobes with mirrored doors. Radiator. PVCu double glazed window overlooking the rear garden. Telephone point. 2 Power points. Fitted dressing table and storage unit.



EXTERNALLY

Pillared tarmacadamed entrance drive providing private car parking. Dwarf walled, lawned front garden. Gated pathway to side. There is to the rear a 'Bradstone' block walled paved patio with beyond an enclosed lawned garden. The rear garden enjoys a sunny southerly aspect and extends for a depth of approximately 35' (10.66m) and **affords a good degree of privacy. OUTSIDE LIGHT and WATER TAP.**



LINKED GARAGE 20' x 7' 9" (6.09m x 2.36m) of concrete block construction. Up-and-over garage door. Door to

OUTSIDE UTILITY ROOM 7' 8" x 6' 5" (2.34m x 1.95m) with plumbing for washing machine. Single glazed window. 4 Power points. Door to outside.







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street' **past** the turnings for 'Glannant Road' and 'Pentrefelin Street.' Continue up 'Fountain Hall Terrace/Parc yr Afon' **past** the left hand turning for 'The Grove' and take the **next left hand turning into 'Nant yr Arian.'** Travel a short distance in and the property is the **fourth on the right hand side.**

ENERGY EFFICIENCY RATING: - C (73).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 1020-2005-0143-6190-1723.

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D 2024/25 = £2,085.41p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

NOTE – Withdrawn from the market on 16.04.24 and replaced on the market 04.07.24

Details amended – 05.08.24, 04.10.24

VIEWING

04.07.20242024 - REF: 6693

Strictly by appointment with Gerald R Vaughan Estate Agents