



- ATTRACTIVE MODERN SEMI-DETACHED HOUSE FRONTING NO THROUGH ROAD JUST OFF HEAD OF CUL-DE-SAC.
- 10 YEAR NHBC. 3 BEDROOMS. 3 WC's.
- CONVENIENT TO 'UWTSD,' 'PARC DEWI SANT' AND 'S4C.'
- 2 MILES CARMARTHEN TOWN CENTRE.
- VERY WELL PRESENTED ACCOMMODATION.
- FITTED KITCHEN/DINING ROOM. 2 BATHROOMS.
- SECURE SUNNY SOUTH FACING REAR/SIDE GARDEN.
- EASE OF ACCESS TO A40 AND A48 TRUNK ROADS.

**No 18 Maes Elen  
Travellers Rest  
Carmarthen SA31 3FB**

**£215,000 OIRO  
FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



*A most conveniently situated very well presented **3 BEDROOMED SEMI-DETACHED HOUSE** having attractive brick elevations built to a timber framed design (2020) located **just off the head** of a modern residential estate of varying types and designs **opposite** a playground/park just off the 'Carmarthen to St. Clears' A40 dual carriageway and 'Ffordd Pendre' (Carmarthen West Link Road) connecting **Travellers Rest with 'Parc Dewi Sant'/'UWTSD'/'Canolfan S4C yr Egin'** some **2 miles** west of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying ease of access to the Primary/Secondary Schools and Leisure Centre on the 'Llansteffan Road' in Johnstown and the A48 dual carriageway.*

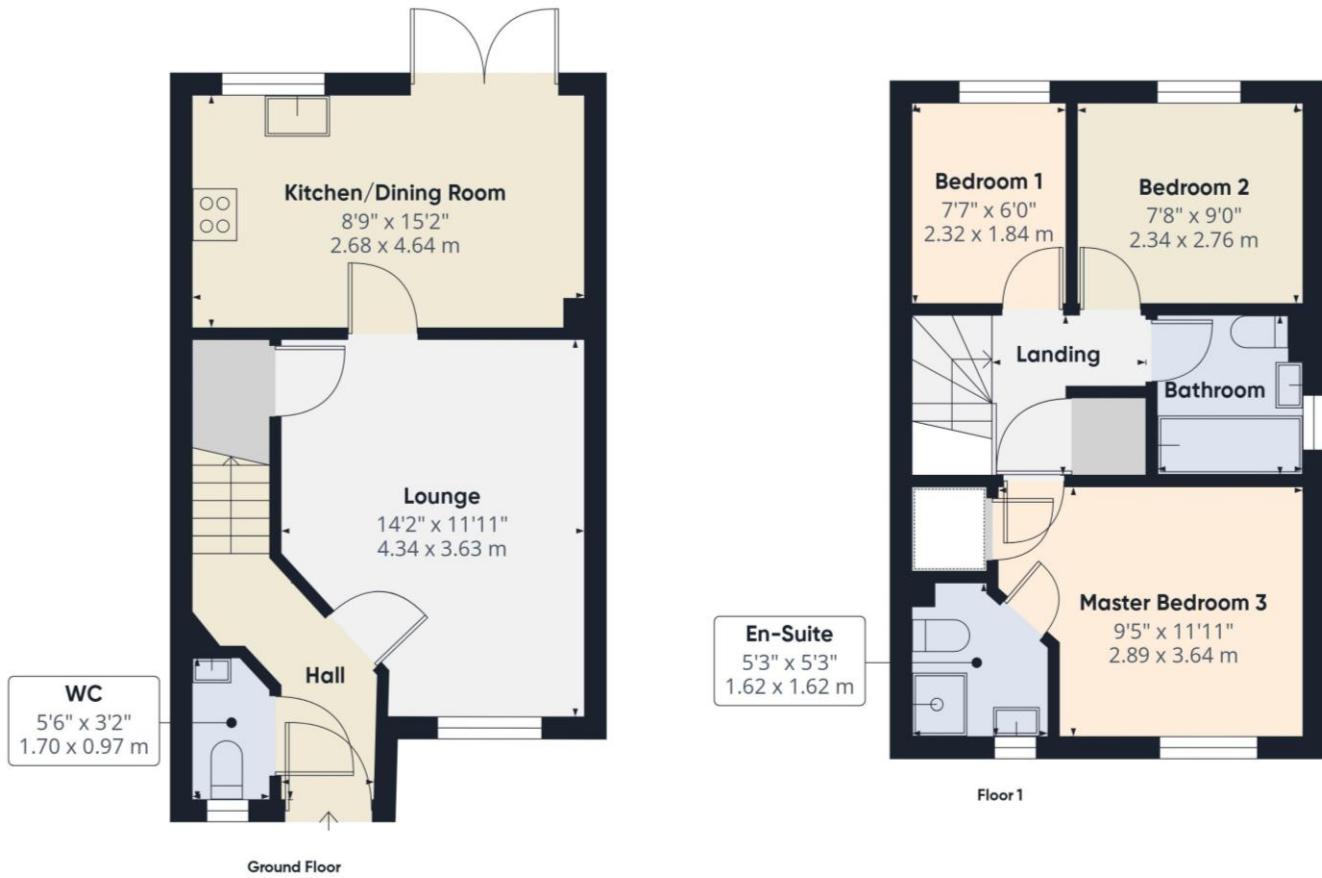
**GAS C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**PLASTIC FASCIAS. SMOOTH SKIMMED CEILINGS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS. 10 YEAR NHBC.**

**FIBRENEST FULL FIBRE - OPTIC BROADBAND.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECEPTION HALL** with boarded effect LVT flooring. Electric consumer unit. Part opaque double glazed entrance door. Radiator with decorative cover. 2 Power points. Mains smoke alarm. Digital C/h - thermostat control.

**SEPARATE WC** with boarded effect LVT flooring. Radiator. PVCu opaque double glazed window. 2 Piece suite in white. Wash hand basin with tiled splashback and WC.

**LOUNGE** 14' 3" x 11' 11" (4.34m x 3.63m) overall with PVCu double glazed window to fore. 9 Power points. TV and telephone points. Understairs storage cupboard with cloak hooks.

**FITTED KITCHEN/DINING ROOM** 15' 2" x 8' 10" (4.62m x 2.69m) with radiator. Boarded effect LVT flooring. PVCu double glazed window and PVCu double glazed double French doors to and overlooking the rear garden. 6 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, ceramic hob, electric oven, canopied cooker hood and integrated fridge, freezer and dishwasher. Part tiled walls. Wall mounted 'ideal LOGIC COMBI ESP1 35' C/H boiler.

### FIRST FLOOR

**LANDING** with access via retractable ladder to the loft space. Mains smoke alarm. 2 Power points.

**FITTED AIRING/LINEN CUPBOARD** with slatted shelving.

**REAR BEDROOM 1** 7' 8" x 6' (2.34m x 1.83m) with radiator. PVCu double glazed window. 4 Power points.

**REAR BEDROOM 2** 9' x 7' 8" (2.74m x 2.34m) with radiator. PVCu double glazed window. 4 Power points.

**BATHROOM** 5' 10" x 5' 10" (1.78m x 1.78m) with boarded effect LVT flooring. Part tiled walls. Extractor fan. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over and shower screen.

**MASTER BEDROOM 3** 12' x 9' 6" (3.65m x 2.89m) overall with radiator. PVCu double glazed window to fore. 6 Power points. Built-in cupboard off over the stairwell.

**EN-SUITE SHOWER ROOM** 6' x 5' 3" (1.83m x 1.60m) overall with boarded effect LVT flooring. PVCu opaque double glazed window. Extractor fan. Part tiled walls. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled shower enclosure with plumbed-in dual head shower over and sliding shower door.

### EXTERNALLY

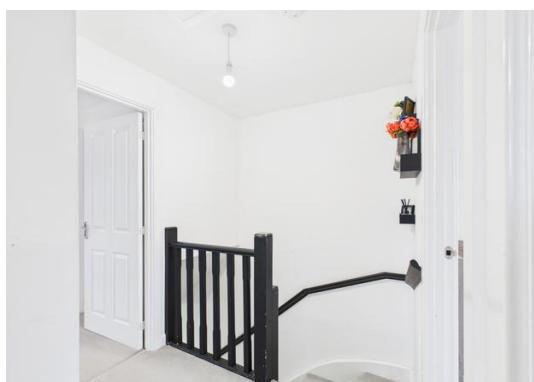
Tarmacadamed entrance drive over which a right of way exists for Nos 19, 20 and 21 Maes Elen. Decoratively stoned forecourt with herbaceous border. **2 Private tarmacadamed parking spaces.** Gated paved footpath to one side that leads to the rear. There is to the rear a **sunny south facing** close boarded fenced/walled side/rear lawned garden with paved patio and sun terrace. **OUTSIDE LIGHT and HOT and COLD WATER TAPS.** *The garden affords scope subject to the necessary consents being obtained to enlarge the parking area if so desired.*



**GARDEN STORE SHED 9' 9" x 7' 10" (2.97m x 2.39m)** with power and lighting. 4 Power points. On concrete slabs. **THE GARDEN STORE SHED IS AVAILABLE BY SEPARATE NEGOTIATION.**

### SERVICE CHARGE

There is a Service Charge for the **maintenance of all communal areas** including the Children's Playground of £222.32p for the period **1<sup>st</sup> January to 31<sup>st</sup> December 2026.**





**DIRECTIONS:** - From Carmarthen the property may be located by taking the **A40 dual carriageway west** towards **St. Clears**. Travel past **B&Q** and the left hand turning for Johnstown/Llansteffan continuing towards St. Clears and turn **NEXT LEFT** for **Llanllwch/Carmarthen Veterinary Centre/Park and Ride (signposted)**. Turn left off the slip road that leads to the Cattle Market and village of Llanllwch and travel over the **dual carriageway** and at the **roundabout** take the **third exit onto 'Ffordd Pendre'** (Carmarthen West Link Road). Continue a **short distance** along and turn **fist left** into 'Maes Elen.' Travel into the estate and **turn right** and **No 18** will be found **off the head of the cul-de-sac** on the **right hand side opposite** the park/play area. **ALTERNATIVELY** the property can be approached from the 'UWTSD'/'Parc Dewi Sant'/'S4C' direction along 'Ffordd Pendre' (Carmarthen West Link Road).

**ENERGY EFFICIENCY RATING:** - B (83).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0471-3801-7856-2220-1251.

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

**COUNCIL TAX:** - BAND C. 2025/26 = £2,012.50p. **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.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

28.01.2026 - REF: 7195