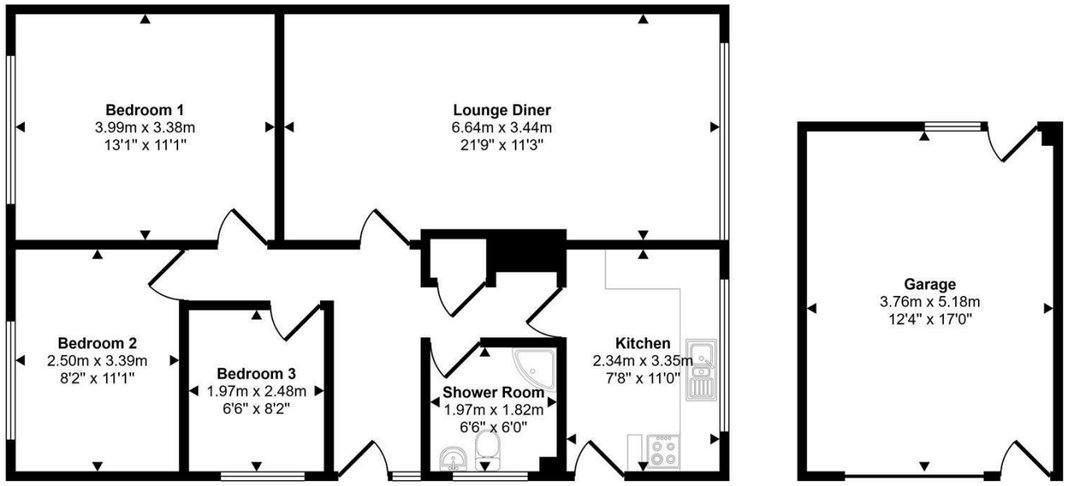
Approx Gross Internal Area
94 sq m / 1011 sq ft



Floorplan
Approx 74 sq m / 801 sq ft

Garage
Approx 19 sq m / 209 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'
HEATING: Gas

ref: CFP / LLE / MAR / 26/ OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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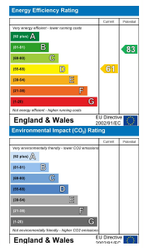






29 Maes Y Dderwen, Carmarthen, SA31 3LX

- DETACHED BUNGALOW
- CUL-DE-SAC
- NO CHAIN
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- DRIVEWAY PARKING AND GARAGE
- WELL PRESENTED
- EPC RATING: D



£265,000

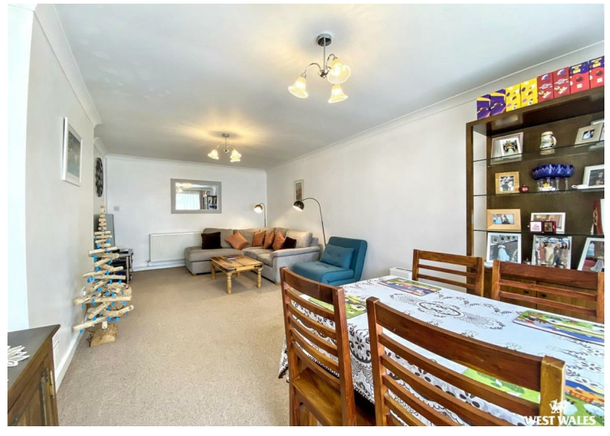
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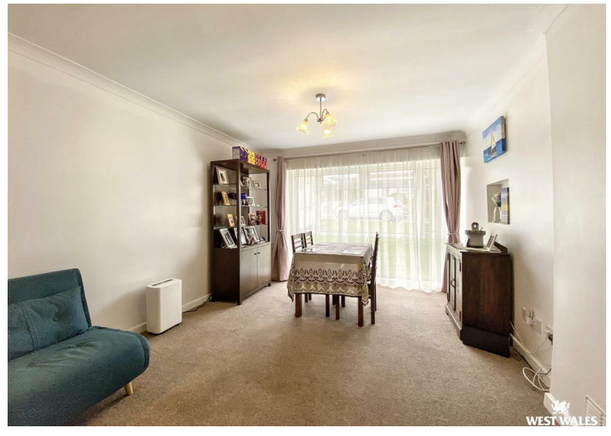
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The Agent that goes the Extra Mile













Situated on the edge of Carmarthen town, this attractive detached bungalow occupies a position within the highly desirable cul-de-sac of Maes Y Dderwen. Offering a wonderful balance of comfort and convenience, the property benefits from easy access to local amenities, transport links, and is within walking distance of the town centre.

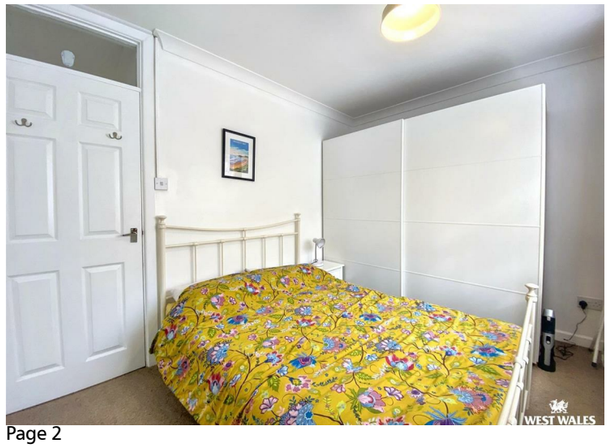
The bungalow is ideal for a range of buyers including those seeking single-level living. At the heart of the home is a bright open plan living/dining room, creating a sociable and welcoming space for both everyday living and entertaining. A shaker style kitchen offers ample fitted units and provides side access from the driveway.

The property provides two double bedrooms along with a third single bedroom, offering flexibility for family living, guests, or a home office. A contemporary shower room serves the accommodation, completing the internal layout. Light-filled interiors throughout enhance the sense of space and comfort. The property benefits from UPVC double glazing and is fitted with gas central heating.

Externally, the property benefits from driveway parking, along with a single garage providing additional storage or parking. To the rear, there is a low-maintenance patio garden, ideal for outdoor dining and relaxation.









The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, University of South Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The heart of the town has undergone massive regeneration and is home to a shopping centre, a Cinema complex, restaurants, bars and a multi-storey car park. The town is also serves direct trains from West Wales to London.







DIRECTIONS

From our office on Dark Gate in Carmarthen. Head west on Dark Gate towards Heol Y Felin/Mill Street. Continue onto Lammas Street and then turn right onto Morfa Lane/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Maes-Y-Dderwen, The property will be on the left hand side.
What/Three/Words:///offers.pram.switch

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.