



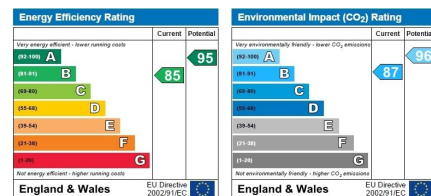
48 Dan Y Cwarre, Carway, Kidwelly SA17 4JA

Offers in the region of £154,995

Beautifully Presented Modern 4 Bedroom
Property

Master Bedroom With En-Suite,
Enclosed Garden

5 Miles To Country Park & Coastline
Popular Location, Convenient For
Carmarthen, Llanelli & Swansea



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NWT/WJ/79411/261120

DESCRIPTION

Modern, beautifully presented family residence, the main bedroom having en-suite facility, open plan living area with a kitchen/dining room to the ground floor. The property is well presented and in good decorative order and offers good sized family accommodation. A popular location in Ffos Las on the outskirts of Carway and conveniently situated between the main towns of Carmarthen and Llanelli. Ffos Las is the home of the horse racing course, also having a 18 hole golf club and being 5 miles from Pembrey Country Park with its large sandy beach, ski slope, enclosed cycle track, woodland walks and motor racing centre. A convenient location with internal viewing highly recommended.

HALLWAY

Entrance doorway, stairs to first floor, radiator, door to;

CLOAKROOM

Tiled flooring, radiator, wash hand basin, WC, double glazed window to front.

KITCHEN

15'4 x 9'6 (4.67m x 2.90m)
Fitted with a range of base units with worktop over and matching wall units, electric cooker, 4 ring gas hob with extractor fan over, space for dishwasher, washing machine and fridge/freezer, 1½ bowl stainless steel sink unit with single drainer, double glazed window to front, tiled splashback, wood style flooring, radiator.

LOUNGE

16'4 x 10'3 (4.98m x 3.12m)
Double glazed window to rear, patio doors opening out onto the rear patio area and enclosed garden, carpet, radiator.

FIRST FLOOR LANDING

Radiator, doors to;

BEDROOM 2

12'7 x 9'6 (3.84m x 2.90m)
Double glazed window to front, carpet, radiator.

BEDROOM 3

13'6 x 9'6 (4.11m x 2.90m)
Double glazed window to rear, carpet, radiator.

BEDROOM 4

10'7 x 6'10 (3.23m x 2.08m)
Double glazed window to rear, wood style flooring, radiator.

FAMILY BATHROOM

Double glazed window to front, tiled flooring, WC, panel bath with shower and side screen over.

SECOND FLOOR LANDING

Door to;

MASTER BEDROOM 1

17' x 10'8 (5.18m x 3.25m)
Double aspect to front and rear, carpet, fitted wardrobes, radiator, door to;

EN-SUITE SHOWER ROOM

Double glazed window to rear, tiled flooring, shower enclosure, wash hand basin, WC.

EXTERNALLY

Enclosed rear garden laid mainly to lawn and patio area with rear access and two allocated parking spaces. To the front is a low maintenance garden area.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

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

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 Carmarthen take the A484 south signposted for Llanelli-Pembrey Country Park and travel for 2 miles and at the village of Cwmffrwd take the left hand turning signposted for Pontyates on the B4309. Continue on this road through the villages of Bancycapel, Cloigyn, Pontantwn, Meinciau and drop down into the village of Pontyates and pass the Co-op garage on the right hand side. Take the next right signposted for Carway and continue on for approximately 3 miles, enter the village of Carway and having gone through the village, at the roundabout take the first junction off to the left. Continue on this road and Dan Y Cwarre cul-de-sac will be found at the very end and the property will be identified by our John Francis For Sale board.