

# Terry Thomas & Co

ESTATE AGENTS



## 15 Maes Elen

Carmarthen, SA31 3FB

Situated in the sought-after area of Maes Elen, Carmarthen, this well-maintained semi-detached home is arranged over two storeys and offers versatile living space. The property features three bedrooms, including a master with en-suite, a spacious lounge, a bright sunlounge, a modern family bathroom, and a convenient ground floor cloakroom. Outside, the home benefits from a lovely enclosed, low-maintenance garden and a driveway providing off-road parking. Ideally located close to local amenities, schools, and transport links, this is an excellent opportunity for families or professionals seeking a comfortable and well-appointed home.

**Offers in the region of £265,000**

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### Entrance

The property benefits from a driveway to the right-hand side, providing off-road parking for 2–3 vehicles. A set of steps leads up to a charming canopied porch, creating a welcoming entrance to the home.

### Hallway

Step through a composite double-glazed front door into a vestibule hallway, featuring a thermostatically controlled panel radiator and stylish woodgrain-effect flooring. The flooring continues through to the inner hallway, which provides access to a staircase rising to the first floor. A cloakroom/WC consisting of close coupled economy flush WC and a pedestal wash hand basin with tiled splashback, single panel radiator thermostatically controlled. A door leading into the Lounge. A staircase rising to the first floor.

### Lounge

11'9" x 14'8" (3.59m x 4.48m )  
Woodgrain effect flooring, uPVC double glazed window to fore with Georgina Bar effect, walk-in understairs storage cupboard, double panel radiator thermostatically controlled.

### Kitchen/Breakfast Room

11'8" x 8'8" (3.58m x 2.66m )  
Fitted with a modern range of base and eye-level units, finished in high-gloss cream with matching door and drawer fronts. A matt granite-effect work surface sits over the base units and incorporates a 1½ bowl stainless steel sink. Cooking appliances include a four-ring halogen hob with a stainless steel chimney-style extractor above, and a built-in fan-assisted oven/grill. The kitchen is well-equipped with a fully integrated fridge freezer, integrated

dishwasher, and plumbing for a washing machine. A matching matt granite-effect splashback runs along the rear of the work surface. Additional features include woodgrain-effect flooring, a double panel radiator, a uPVC double-glazed window overlooking the rear, and uPVC French doors opening into the Sunlounge.

### Sunlounge

15'7" x 10'3" (4.75m x 3.14m )  
A bright and versatile space featuring uPVC double-glazed windows to both sides, allowing for an abundance of natural light. Finished with skimmed ceilings, power and lighting, and a thermostatically controlled double panel radiator for year-round comfort. uPVC double-glazed double doors open out to the rear garden, seamlessly connecting the indoor and outdoor living spaces.

### First Floor

Landing area with single panelled radiator, thermostatically controlled. Doors leading off to Bedroom 1 & 2 and Family Bathroom. Staircase leading to second floor.

### Front Bedroom 1

11'9" x 8'10" (3.60m x 2.71m )  
Two uPVC double glazed windows to the fore. Single panelled radiator, thermostatically controlled. Built-in double wardrobe unit with floor to ceiling sliding mirror fronted doors.

### Family Bathroom

5'5" x 7'10" (1.67m x 2.40m )  
Fitted with a panelled bath featuring a glass shower screen and mixer shower tap attachment. Includes a pedestal wash hand basin with chrome mixer tap and a close-coupled dual flush WC. The walls are part tiled for ease

of maintenance. Additional features include a thermostatically controlled single panel radiator, a wall-mounted extractor fan, and a uPVC double-glazed window to the side providing natural light and ventilation.

### Rear Bedroom 2

11'11" x 8'11" (max) (3.65m x 2.74m (max) )  
Single panelled radiator, thermostatically controlled. uPVC double glazed window to the rear.

### Second floor

Landing area built-in wardrobe/storage space

### Bedroom 3

16'11" (into dorma window to fore) x 8'5" (5.16m (into dorma window to fore) x 2.58m )  
Double panelled radiator, thermostatically controlled. Fitted double wardrobe unit with floor to ceiling sliding mirror doors. Access to loft space. Door to Ensuite

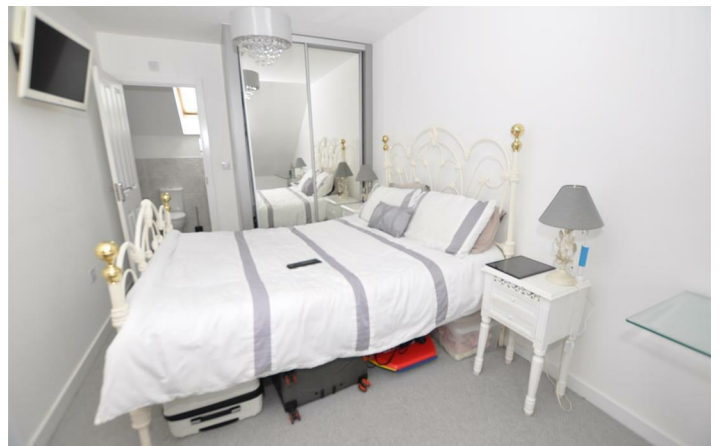
### Ensuite

11'3" x 4'11" (3.43m x 1.52m )  
Close coupled economy flush WC, a pedestal wash hand basin, double panelled radiator, thermostatically controlled. Corner shower enclosure with a Chrome mixer shower fitment. Part tiled walls. Double glazed Velux window to the rear.

### Enclosed Rear Garden

The rear garden is enclosed by fenced boundaries, offering privacy and security. Gated side access leads from the driveway to the garden. Designed for low maintenance, the outdoor space features a combination of paved patio areas and a neatly lawned section—ideal for relaxing or entertaining.





# Floor Plan

**Type:** House - Semi-Detached  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains Electricity, Drainage, Water and Gas.  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

