



42 Hafod Elfed, Carmarthen, SA31 1TD

Offers in the region of £187,500

This well-presented semi-detached home occupies an enclosed corner plot within a popular local authority development, conveniently located within walking distance of the primary school and a small local shop, and just a short drive from the town centre.

The property offers bright and spacious accommodation throughout and benefits from double glazing and Gas central heating. The ground floor comprises a generous living/dining room, complete with a charming log burner that creates a warm and inviting focal point, together with a well-proportioned kitchen/breakfast room offering ample space for everyday family living.

To the first floor there are three comfortable bedrooms and a family bathroom, all presented in good order.

Externally, the property enjoys spacious enclosed gardens to the front, side and rear, providing excellent outdoor space for children, entertaining or further landscaping if desired. Off-road parking adds to the overall convenience of this appealing home.

An excellent opportunity for first-time buyers or those seeking a comfortable family home in a convenient location, and early viewing is highly recommended.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY

With UPVC double glazed front entrance door, stairs to first floor, stairs to first floor and door to Living Room.

LIVING ROOM/DINING AREA 20'1" x 9'11" ext to 11'4" (6.13m x 3.04 ext to 3.47m)



Windows to both front and rear elevations 2 radiators and fireplace housing a multi fuel stove.

Door to kitchen.



KITCHEN/BREAKFAST ROOM 19'6" x 6'4" ext to 10'10" (5.96m x 1.95m ext to 3.31m)



Fitted with a good range of base units incorporating a single bowl single drainer stainless steel sink unit eye level oven, electric hob with extractor over, space and plumbing for washing machine and tumble dryer.

Exterior side door and window to side, window to rear, radiator, undrstairs storage and fitted seating.





FIRST FLOOR

Landing with access to loft space, airing cupboard housing the Worcester gas boiler and doors off to.....

BEDROOM 1 11'6" x 10'7" (3.53m x 3.23m)



Window to front, radiator and walk in storage cupboard/wardrobe.



BEDROOM 2 13'3" max x 8'10" (4.06m max x 2.70m)



Window to rear and radiator.

BEDROOM 3 10'10" x 6'4" (3.31m x 1.94m)



Window to front and radiator.

BATHROOM 7'10" x 5'5" (2.41m x 1.67m)



Panelled bath with Triton shower and shower screen, WC and wash hand basin, heated towel rail, fully tiled and window to rear.

EXTERNALLY



This spacious corner plot offers excellent outdoor space and privacy, ideal for families or those seeking generous garden areas.

To the front, the property features an enclosed garden laid to lawn, providing an attractive and secure setting. Gated access leads onto a private driveway, offering convenient off-road parking and benefiting from an electric vehicle charging point.

A further gated entrance provides access to the rear lawn, along with a small enclosed garden area — perfect for relaxing or entertaining. The outdoor space is complemented by a garden store shed, ideal for additional storage.

Please note, the neighbouring property benefits from a pedestrian right of way along the rear of the property.

Overall, this well-positioned corner plot combines practicality with versatile outdoor living space.



PLEASE NOTE

Persuant to the Estate Agents Act 1979 we must disclose that the vendor is related to a director of BJ Properties/BJ Partners Ltd

SERVICES

Mains water, electric, drainage and gas

COUNCIL TAX

We are advised that the Council Tax Band is B

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen
SA31 3AP

Telephone Number 01267 240002

Out of Hours 07572310493

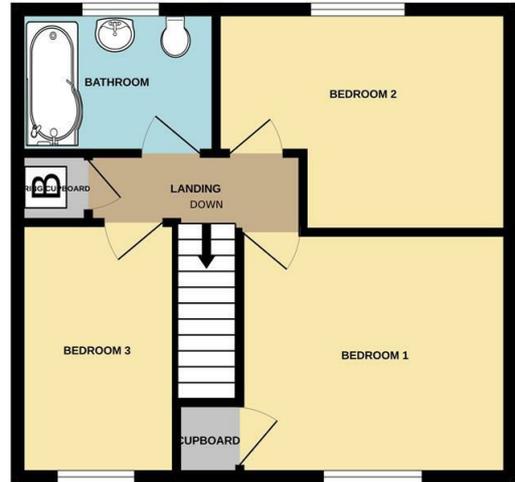
e mail sales@bj.properties

Floor Plan

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



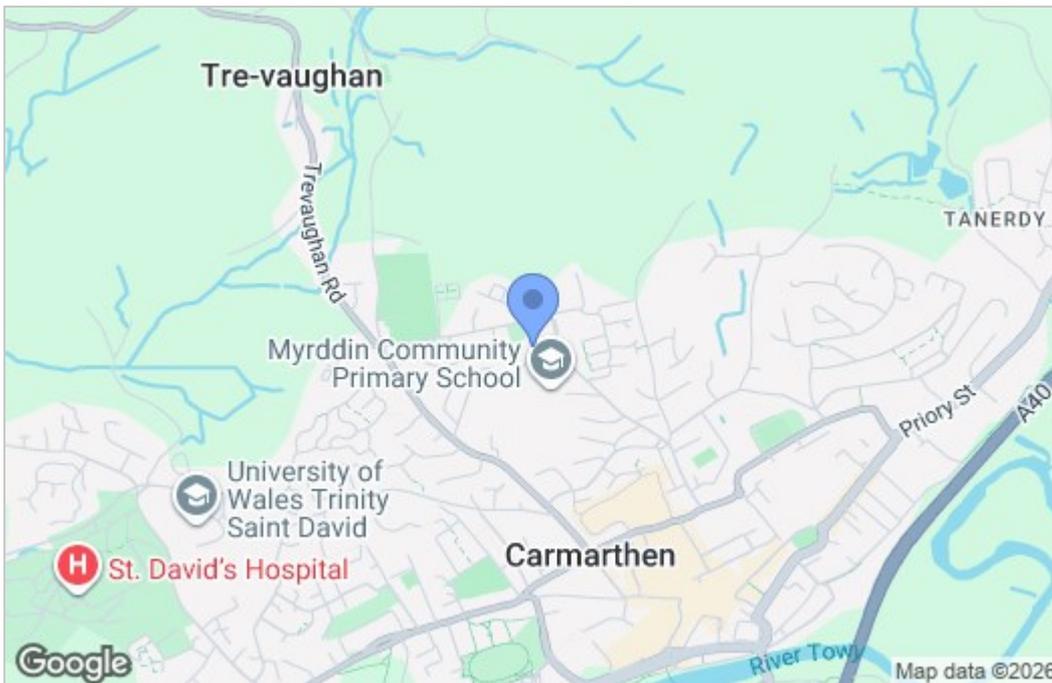
1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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