



## Y Fron Ger y Nant, Carmarthen, SA31 2NY

**Offers in the region of £200,000**

Nestled on the outskirts of Carmarthen, Y Fron, Ger y Nant presents a wonderful opportunity for those seeking a semi-detached house with excellent potential. This charming property boasts two spacious reception rooms, kitchen, bathroom & three well-proportioned bedrooms, it offers ample space for a growing family. Although the property is in need of some refurbishment, this presents a unique chance for buyers to put their own stamp on the home, transforming it into a bespoke living space that reflects their individual style.

Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike with the rear garden offering a private outdoor space, ideal for relaxation, gardening, or entertaining during the warmer months.

In summary, Y Fron is a semi-detached house with significant potential, located in a desirable area on the outskirts of Carmarthen.

With its spacious rooms, beautiful views, and outdoor space, this property is an excellent choice for those looking to create their dream home in a peaceful yet accessible location.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY 13'11" x 6'4" overall (4.25m x 1.95 overall)



Front entrance door leading into the hallway, radiator and stairs to first floor.

CLOAKROOM with WC & wash hand basin.

Doors off to.....

LOUNGE 12'10" x 10'4" (3.93m x 3.15m)

Bay window to front elevation, radiator and gas fire with tiled surround and hearth.



DINING ROOM 12'0" x 10'11" (3.68m x 3.33m)

Window to rear elevation, radiator and a tiled fireplace with recesses either side and storage cupboards.



UTILITY AREA 8'7" x 7'6" (2.64m x 2.30m)



Fitted with wall and base units, plumbing for dishwasher/washing machine and window to side elevation. Opening to kitchen.



**KITCHEN 7'9" x 6'0" (2.37m x 1.85m)**

Fitted with wall and base units incorporating a stainless steel sink unit, plumbing for dishwasher/washing machine, eye level oven and electric hob, radiator, windows to side and UPVC door to rear hallway.

**REAR HALLWAY** with UPVC double glazed door to rear.



**FIRST FLOOR**



Landing with access to loft space and arched UPVC double glazed window to side elevation. Doors off to.....

**BEDROOM 1 11'1" x 11'7" (3.38m x 3.54m)**

Bay window to front and radiator.



**BEDROOM 2 11'7" 11'0" (3.54m 3.37m)**

Window to rear and radiator.

Disabled shower enclosure



**BEDROOM 3 6'0" x 7'0" (1.83m x 2.14m)**  
Window to front and radiator.



**BATHROOM**  
Panelled bath with shower over, wash hand basin, radiator, fully tiled and window to rear. Airing cupboard housing the Worcester boiler.

**SEPARATE WC**



**GARAGE 27'4" x 8'7" (8.35m x 2.62m)**



With up and over door together with adjoining store shed, a former coal shed as well as an outside WC.

**EXTERNALLY**  
Lawned garden to front.

Driveway to the side providing off road parking and terminating at the garage.

Rear yard with steps leading up to a lawned garden





## SERVICES

Mains water, electric, drainage and gas.

## COUNCIL TAX

We are advised that the Council Tax Band is D

## 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 .

## CONTACT NUMBERS

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# Floor Plan

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



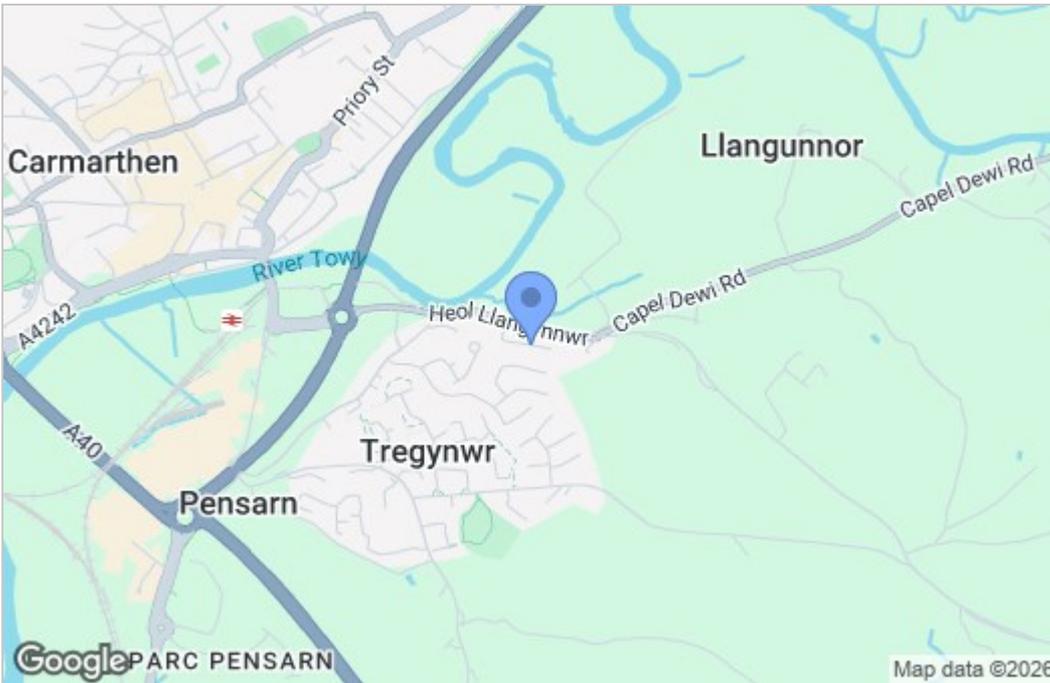
1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



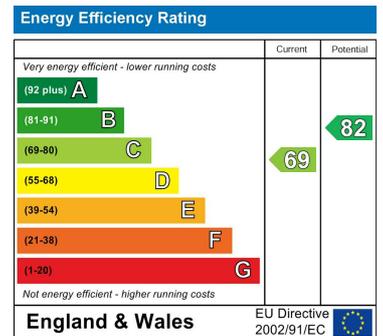
TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.