



2 Llwyn Meredith, Carmarthen, SA31 1EF

Offers in the region of £289,950

Located on the outskirts of Carmarthen, 2 Llwynmeredith is an ideal family home.

The property has the benefit of double glazed windows, gas central heating and briefly comprises a reception hallway, living and dining room features a cosy log fire, perfect for those chilly evenings, while the adjoining conservatory provides a lovely space to relax and enjoy one of the outstanding features of this property, the picturesque views of the town and the Towy Valley.

The kitchen is functional and well-equipped, three well proportioned bedrooms and includes a convenient cloakroom and a family bathroom, ensuring ample facilities for all residents.

Outside, you will find lawned garden to the front and south facing lawned garden, patio and decking to the rear, offering a tranquil setting for outdoor activities.

There is off road parking and the garage adds to the practicality of the home, providing secure storage or potential for a workshop.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



UPVC double glazed entrance door, stairs to first floor and range of useful built in storage cupboards. Doors off to Living room and cloakroom

CLOAKROOM



With WC and wash hand basin, small window to side and radiator.

LIVING ROOM/DINING AREA 18'0" max 16'4" max
(5.49m max 5.00m max)



An L shaped room with window to front elevation, 2 radiators and a 'Mazona' multi fuel room heater with attractive brick surround and slate mantle over. Feature brick archway opening into the conservatory and door to kitchen.



CONSERVATORY 14'5" x 8'1" (4.40m x 2.47m)



UPVC Double glazed with brick base, sliding patio doors to rear patio.

KITCHEN 10'10" x 8'2" (3.32m x 2.51m)



Fitted with a range of base units incorporating a 1.5 bowl sink unit, space for a freestanding cooker, space and plumbing for a washing machine, window to rear, tiled floor, radiator and exterior side door.

FIRST FLOOR

Landing with access to loft space and airing cupboard housing the Worcester Gas boiler.

Doors off to.....

BEDROOM 1 12'7" x 9'10" (3.84m x 3.02m)



Window to rear, radiator and built in wardrobe.

BEDROOM 2 9'10" x 9'10" (3.00m x 3.00m)



Window to rear and radiator, built in wardrobe.

BEDROOM 3 9'6" x 7'10" (2.91m x 2.40m)



Window to front and radiator.

BATHROOM 7'6" x 5'9" (2.31m x 1.76m)



Corner bath with shower attachment , WC and wash hand basin with illuminated mirror over, radiator and window to front.

GARAGE 17'8" x 9'2" (5.40m x 2.80m)



With electric doors and power and light connected.

EXTERNALLY



Small lawned garden to the front and off road parking.

Gated access leads to the rear garden.

To the rear is a paved patio, part of which is covered, an excellent area for BBQ's and entertaining. Decking area that leads on to the lawned garden and a further sloping garden all of which is south facing.

Timber garden shed 8' x 5'



VIEWS FROM THE REAR



SERVICES

Mains water, electric drainage and gas

COUNCIL TAX

We are advised that the Council Tax Band is D

MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires

BASIC 6 mbps

SUPERFAST 80 mbps

ULTRAFAST 180 mbps

EE Vodafone Three 02

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

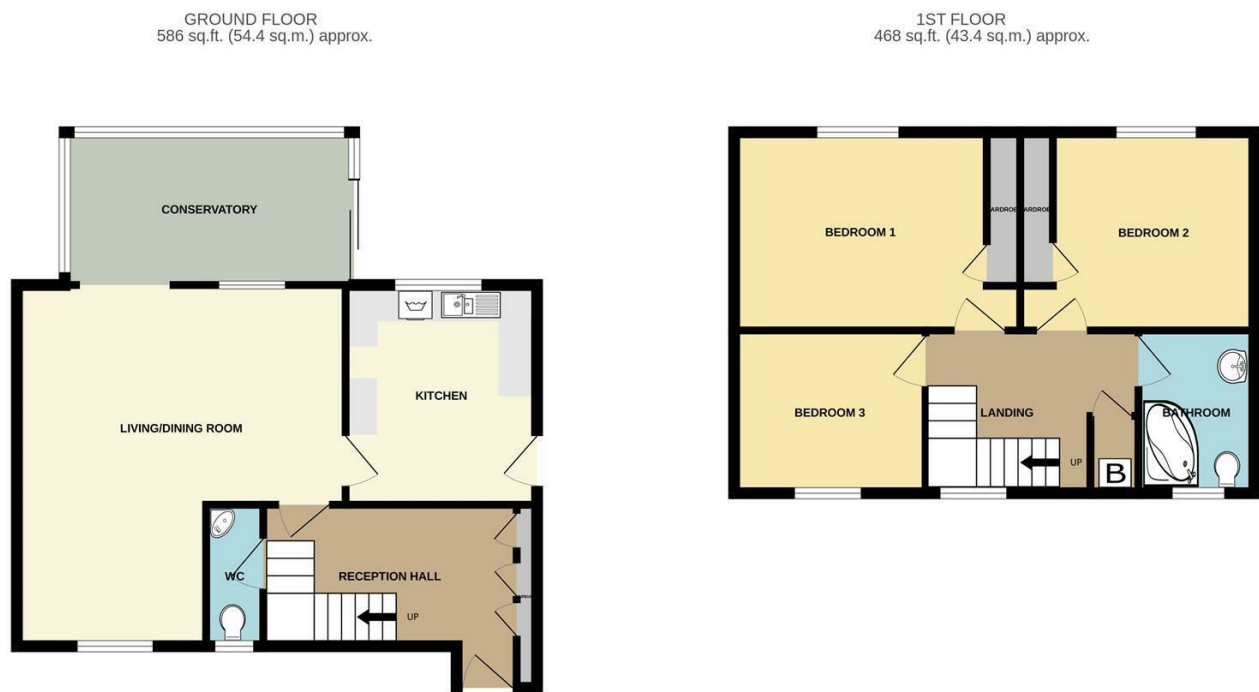
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Floor Plan



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

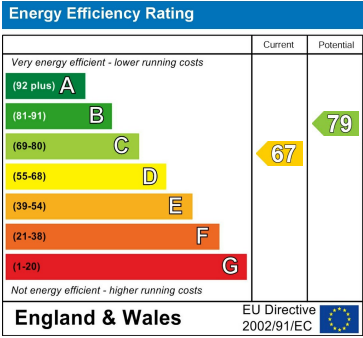
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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