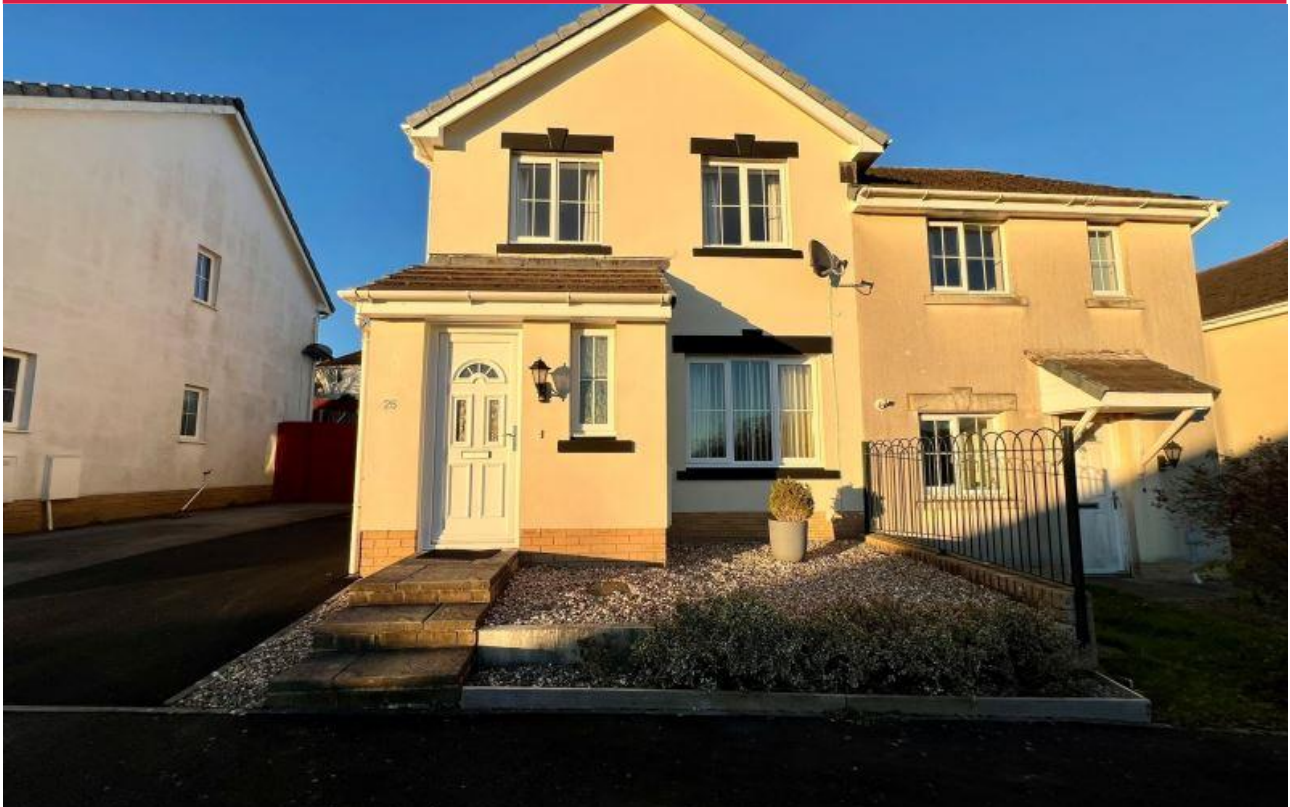


25 Allt Y Gog, Carmarthen SA31 3BJ

**Offers In Region of £225,000 Freehold**

**FOR SALE | AR WERTH**



## Description

Built circa 2025–2026, 25 Allt Y Gog is a modern and well-presented three-bedroom home offered at £225,000 (OIRO), ideally positioned within a popular residential area of Carmarthen known for its convenient access to local schools, supermarkets, leisure facilities, and excellent transport links into the town centre and beyond. The property features a welcoming living room, a downstairs cloakroom/WC, and a refurbished kitchen/diner, with mains gas central heating and double glazing throughout for comfortable and efficient living. Externally, it offers off-road parking for 1–2 cars, a small front garden, and an enclosed, well-landscaped rear garden complete with a shed, while upstairs provides three bedrooms and a well-appointed family bathroom, creating a ready-to-move-into home ideal for families, first-time buyers, or those seeking a modern property in a convenient Carmarthen location (Council Tax Band D). Swift Property Services highly recommend early viewing. Chain Free. Please see our virtual tour to fully appreciate all that this property has to offer.





## Rooms & Descriptions

**Location:** Situated in a quiet, modern residential estate on the outskirts of Carmarthen, 25 Allt y Gog (SA31 3BJ) offers the perfect balance of peaceful suburban living and convenient access to local amenities, with the town centre and Carmarthen railway station just over a mile away. The neighbourhood is well-connected with strong broadband speeds, reliable public transport links and nearby bus routes, while remaining surrounded by greenery and enjoying a calm, family-friendly atmosphere. Built around 2005, the area features attractive, well-kept homes and a close-knit community feel, with low levels of serious crime and easy access to shops, schools and services—making it an excellent location for families, first-time buyers and anyone seeking a comfortable, well-situated home.

### Ground Floor:

**Entrance Hall:** Accessed via a UPVC double-glazed front door, the entrance hall offers internal doors leading to the cloakroom and WC, with a double-glazed window to the side providing natural light. The space features a carpeted floor and is warmed by a fitted radiator, creating a welcoming first impression.

**Living Room:** 4.75m ( 15'8") x 4.55m ( 15'0") Featuring a uPVC double-glazed window to the fore, this room includes radiators for efficient heating and offers access via doors to both the kitchen and hall. The space is finished with a carpeted floor, decorative coving and includes a convenient telephone point.

**Cloakroom / WC:** 0.91m ( 3'0") x 2.23m ( 7'4") Accessed via a door from the hall, this room features a frosted uPVC double-glazed window, pedestal WC, wash basin, and radiator. The consumer unit is also housed here, offering practical convenience.

**Kitchen:** 4.75m ( 15'8") x 2.62m ( 8'8") The kitchen features uPVC double-glazed patio doors opening to the garden, along with a uPVC double-glazed window to the rear that provides plenty of natural light. It includes a door to useful understairs storage and a door leading into the living room. The space benefits from a radiator and tiled-effect flooring, and is fitted with a range of base and wall units with newly updated doors. Additional features include a stainless-steel sink and drainer, integrated gas hob with electric oven, and an extractor hood.

### First Floor:

**Bedroom 1:** 2.60m ( 8'7") x 3.53m ( 11'7") Accessed via a door from the landing, this room features a uPVC double-glazed window to the fore, a radiator for heating, and a carpeted floor for comfort.

**Bedroom 2:** 2.03m ( 6'8") x 2.54m ( 8'4") Accessed via a door from the landing, this room features a uPVC double-glazed window to the fore, a radiator for heating, and a carpeted floor for comfort.

**Bedroom 3:** 2.56m ( 8'5") x 3.62m ( 11'11") Accessed via a door from the landing, this room features a uPVC double-glazed window to the rear, a radiator for heating, and a carpeted floor for comfort. Wardrobes.

**Bathroom:** 2.10m ( 6'11") x 1.70m ( 5'7") Accessed via a door from the landing, the bathroom is fitted with a three-piece suite comprising a WC, bath with shower, and wash basin. The room features a uPVC frosted double-glazed window, part-tiled walls, a radiator, and tile-effect flooring, combining practicality with a clean, modern finish.

**Landing:** The landing provides access to Bedrooms 1, 2 and 3, the family bathroom, and stairs leading down to the hall, as well as an airing cupboard for additional storage. A uPVC opaque double-glazed window to the side brings in natural light, and the space is finished with a carpeted floor.

**Externally :** The property benefits from a private driveway providing off-road parking to the side. The rear garden is attractively landscaped, featuring a well-kept lawn, paved patio area ideal for outdoor dining, and mature shrubs with defined borders adding colour and privacy. A garden shed offers useful storage, and the space is fully enclosed with convenient side access.

**Services:** Mains gas central heating , electricity, mains water and sewerage. High speed broadband coverage area. Gas certificate January 2025. EICR (electrical certificate) April 2023. Mains interlinked / smoke detectors.

**Tenure:** Freehold

**EPC:** TBC

**Construction:** Cavity wall.

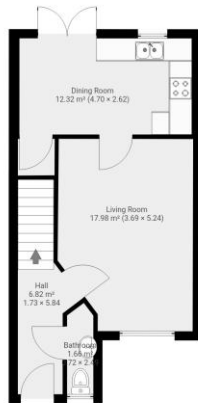
**Council Tax:** Council tax band "D". Local authority Carmarthenshire County Council.

**Viewings / Enquiries:** Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests

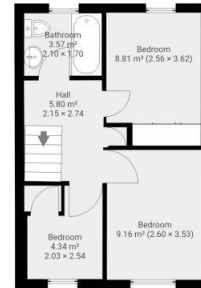
**Further Details:** <https://portal.sprift.com/property-report/25-allt-y-gog-carmarthen-sa31-3bj/4821586>

**Please Note:** These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy

## Floor Plan



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## Property Features

- 3 Bedroom
- Garden
- Off road parking
- Gas CH
- Chain Free

## EPC Certificate

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-100) <b>A</b>                           |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983