

20 Parc Y Delyn, Carmarthen SA31 1TS

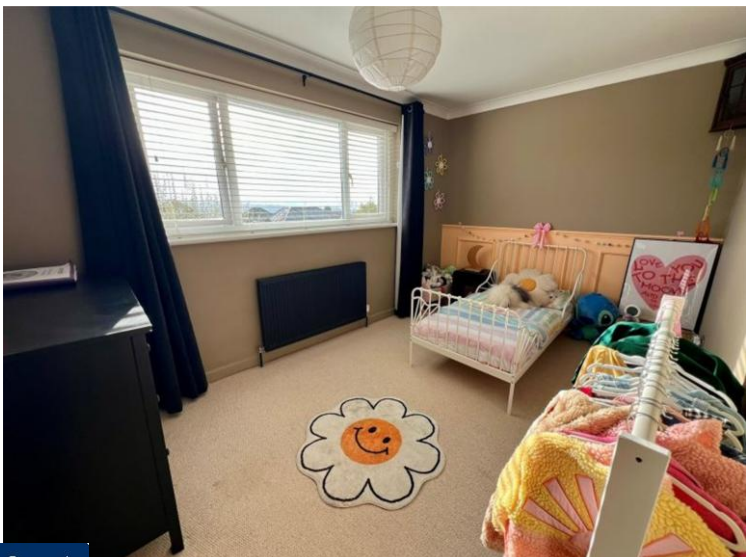
Offers In Region of £285,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer a beautifully presented 4-bedroom semi-detached home at 20 Parc y Delyn, offering bright, airy split-level accommodation and a sunny south-facing rear garden with far-reaching views across Carmarthen and the Lower Towy Valley. Built around 1973 and maintained to a high standard, the property benefits from mains gas central heating with a combination boiler, PVCu double-glazing, and underfloor heating throughout the majority of the property for enhanced comfort. A key feature of the home is the professionally converted former garage (with building regulations approval), now forming a spacious fourth bedroom with modern ensuite, ideal as a master suite, guest bedroom or flexible multi-use space. The interior is further enhanced by a beautiful staircase with glass panels, giving the home a modern, open feel. The lower ground level includes a welcoming side entrance hall, a guest WC (one of three WCs in the property), a well-equipped kitchen with integrated appliances, and a generous lounge/dining room. French doors from the lounge open onto the terrace, enjoying the private and elevated south-facing aspect. Upstairs, the first floor provides three well-presented bedrooms — two with superb valley views — along with a stylish family bathroom, which also benefits from underfloor heating. Externally, the property offers private driveway parking at the front, while the rear boasts a fully enclosed south-facing garden comprising a terrace and lawn — perfect for families or outdoor entertaining. Located on an established residential estate within walking distance of Carmarthen town centre, the property enjoys excellent access to a wide range of amenities including local shops, cafés, supermarkets, leisure facilities, parks, riverside walks and both primary and secondary schools. Public transport links and major road connections are also close by. The property is within Council Tax Band D. Freehold.



Rooms & Descriptions

Location: Situated in a popular residential area on the outskirts of Carmarthen town centre, 20 Parc y Delyn enjoys excellent convenience with a wide range of amenities close by. The property is within easy reach of local shops, supermarkets, cafés and leisure facilities, while Carmarthen's main shopping areas and St Catherine's Walk are just a short distance away. Families will appreciate the proximity to well-regarded primary and secondary schools, all easily accessible from the property. Transport links are excellent, with regular bus services running into town, and Carmarthen Railway Station only a short drive away, providing direct routes towards Swansea, Cardiff and West Wales. Easy access to the A40 and A48 makes the location ideal for commuters. Offering a blend of convenience, community and strong connectivity, this is an ideal setting for families and professionals alike.

Lower Ground Level:

Lower Hall: UPVC double-glazed frosted door, tiled flooring, doors leading to the WC, kitchen and living/dining room, with a staircase rising to the first floor.

Kitchen: 2.57m (8'6") x 3.63m (11'11") Internal glass door to the hall, a range of base and wall units, double-glazed window to the rear, integrated gas hob / electric oven and dishwasher, 1.5 bowl sink with drainer, plumbing for a washing machine, part-tiled walls, and coving.

Living / Dining Room: 5.86m (19'3") x 3.99m (13'2") L-shaped, light and airy room with internal wooden/glass door to the hall, uPVC double-glazed patio doors opening to the garden, uPVC double-glazed window to the front, tiled flooring, spot lighting, and radiator.

WC: 1.65m (5'5") x 1.09m (3'7") Fitted with a WC and wash basin with mixer tap, with door leading to the hall.

Hall: uPVC double-glazed door and window to the side, wood flooring, stairs to both the first floor and lower ground level, spot lighting, and consumer unit.

Bedroom 4 (Garage Conversion): Accessed from the hall and featuring an ensuite, uPVC double-glazed window to the front, loft access, carpeted flooring, and electric radiator.

En Suite: 1.59m (5'3") x 1.61m (5'4") Door to bedroom, double-glazed window to the side, chrome towel radiator, shower cubicle with electric shower, tiled floor, wash basin and WC.

Landing: Doors to Bedrooms 1, 2, 3 and 4, and the bathroom; stairs leading down to the hall; wood flooring; and access to loft space.

Bedroom 1: 3.09m (10'2") x 3.26m (10'9") uPVC double-glazed window to the rear, radiator, carpeted flooring and coving. Wooden door to landing.

Bedroom 2: 3.97m (13'1") x 2.54m (8'4") uPVC double-glazed window to the fore, radiator, carpeted flooring and coving. Wooden door to landing.

Bedroom 3: 2.63m (8'8") x 2.54m (8'4") uPVC double-glazed window to the fore, radiator, carpeted flooring and coving. Wooden door to landing.

Bathroom: 1.68m (5'7") x 3.22m (10'7") Door to landing, bath, uPVC double glazed window to side, close-coupled WC, sink with vanity unit, tiled flooring / walls, mirror cabinet and extractor fan.

Externally: The property features a small, well-kept front garden alongside private driveway parking. A gated side access leads to the fully enclosed south-facing rear garden, which enjoys a patio/terrace area ideal for outdoor dining and relaxing, along with a well-maintained lawn and far-reaching views across Carmarthen and the Lower Towy Valley. A useful garden shed provides additional storage. Overall, the outdoor space is sunny, secure and private, complemented by tidy external finishes and uPVC double glazing.

Services: Mains gas central heating (& underfloor heating), electricity, mains water and sewerage. High speed broadband coverage area.

Tenure: Freehold

EPC: TBC

Construction: Cavity Wall

Floor area: 84 sqm / 904 sqft

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

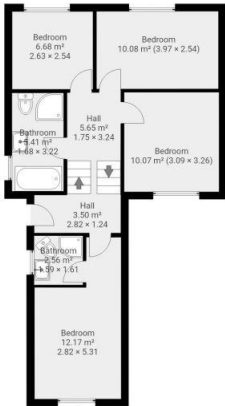
Further Details: <https://portal.sprift.com/property-report/20-parcydelyn-carmarthen-sa31-1ts/4803470>

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Floor Plan



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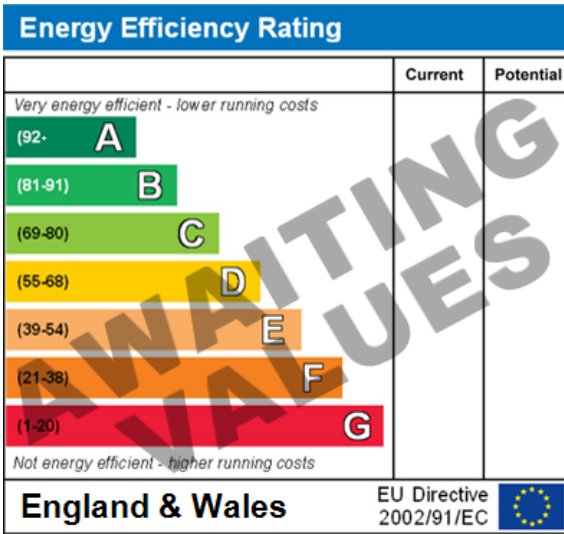


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Property Features

- 4 Bedroom
- Off road parking
- Garden
- Gas CH
- scenic views
- Semi-Detached

EPC Certificate



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