

Terry Thomas & Co

ESTATE AGENTS



4 Elliston Terrace

Carmarthen, SA31 1HA

Mid terraced, traditionally stone built under a pitched roof. 2 bed accommodation situated in a slightly elevated position on the side of the road in the centre of the town. Within a short walk of Carmarthen town centre. Carmarthen is well known as a market town and for the castle it also offers wonderful bus, road and rail links. Carmarthen sits on the banks of the River Tywi, some 8 miles before this beautiful river flows into Carmarthen Bay.

Offers in the region of £104,500

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Vestibule hall

Vestibule hall having ceramic tiled floor and a multi glazed door through to sitting room.

Sitting room

max into recess 13'8" x 10'4" (max into recess 4.19m x 3.15m)

Feature fire place with marble hearth and marble backplate. Mahogany fire surround and a 'Living Flame' mains gas fire. uPVC double glazed window to fore. Double panelled radiator. Open archway through to dining room.

Dining room.

10'6" into recess x 11'2" (3.22m into recess x 3.41m)

Double panelled radiator. Glazed door lobby area and staircase to first floor. Under stairs storage cupboard. uPVC double glazed door leading out to rear conservatory/sun lounge. Glazed door through to kitchen.

Kitchen.

11'0" x 6'3" (3.37m x 1.92m)

A range of fitted base and eye level units with a marbleized work surface over the base unit incorporating a 1½ bowl stainless steel sink.

Plumbing for washing machine, space for fridge

freezer. Electric cooker point with an extractor over. uPVC double glazed window to the side. Wall mounted mains gas fired combination boiler which heats the domestic water and serves the central heating system. Door to wet room.

Wet room.

Close coupled economy flush WC, pedestal wash

hand basin. 'Mira' power shower fitment with disability seat. Partly. Marbelex panelled walls. uPVC double glazed window to rear and uPVC double glazed window to the side. Panel radiator with grilles.

Conservatory/sun lounge

Vaulted style polycarbonate roof. uPVC double glazed French doors leading out to the rear paved patio area and garden area in turn.

Landing area

Landing area with single panelled radiator and small access to loft space.

Front bedroom 1

13'8" max into recess 10'4" (4.19m max into recess 3.15m)

Two uPVC double glazed windows to fore. Single panelled radiator.

Bedroom 2 with En suite

7'1" x 6'7" (2.18m x 2.01m)

Built in store cupboard with further store cupboard over. Single panelled radiator.

En suite

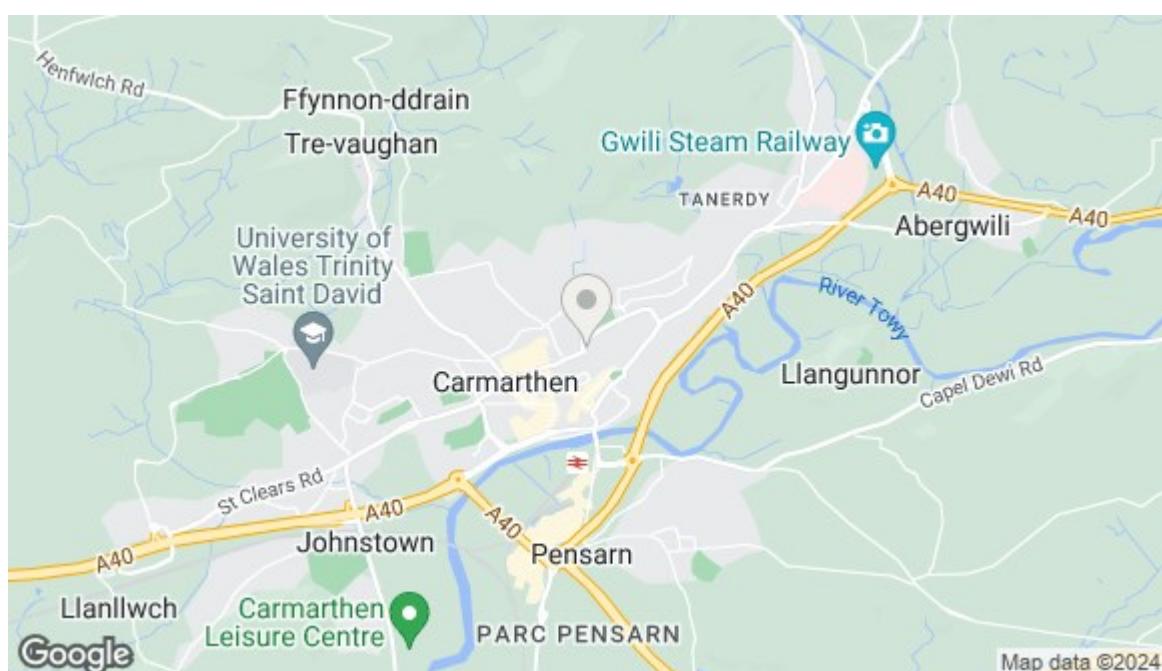
Low level WC, wash hand basin with vanity cupboard under, single panel radiator and shower enclosure with a 'Mira' electric shower fitment. uPVC double glazed window to rear.

Front of the property

A small patio area enclosed by a dwarfed walled with cast iron railings and cast-iron gated access which leads up to a uPVC double glazed door which leads to a vestibule hall.

Externally

A tiered garden with a raised shrubbery/foliage area with washing line, paved patio area and a masonry-built store shed. Pedestrian path way that leads out to St Andrews Road to the rear.





Floor Plan



Type: House

Tenure: Freehold

Council Tax Band: C

Services: Electricity, water, drainage and gas.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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