Terry Thomas & Co
ESTATE AGENTS









6 Barn Road

Carmarthen, SA31 1DE

An excellent opportunity to purchase a recently refurbished three-bedroom property, benefiting from a newly fitted kitchen with appliances, updated electrics, a new gas boiler and new carpets throughout.

The property offers spacious open-plan living accommodation, shower facilities on both floors and a separate ground-floor WC.

To the rear, a particularly good-sized garden provides ample scope for landscaping and creating an attractive outdoor space.

Ideally positioned within walking distance of the town centre and its range of local amenities, the property would make an ideal purchase for first-time buyers, families or investors alike.

Offers in the region of £149,950

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Enclosed Entrance Porch
The property is accessed via a front entrance door leading into an enclosed entrance porch, which is surrounded by double-glazed windows

Open-Plan Living Room
(4.40m x 6.31m)
A spacious open-plan living room featuring 2 double-panelled radiators, both thermostatically controlled, a double-glazed uPVC window to the front of the property, recessed ceiling spotlights and newly fitted carpets. Open plan staircase leading to the first floor. Door leading into the kitchen, rear passageway.

WC
(3'3" x 5'9") ((1.01m x 1.77m))
Fitted with a brand new wash hand basin with mixer tap fittings and storage cupboard beneath, together with a brand new WC with push-button flush. Window.

Ground Floor Shower Room
Fitted with a brand new wash hand basin with tap fittings and storage cupboard beneath, together with a brand new spacious square shower enclosure with shower fittings. A double-glazed uPVC obscure-glass window to the rear provides natural light and ventilation.

Hallway
The hallway has a single-panelled radiator with thermostatic control and provides access to the rear garden and kitchen.

Kitchen
(17'0" x 8'5") ((5.19m x 2.57m))
Newly fitted with a range of contemporary base and eye-level kitchen units, complemented by a white Silestone quartz work surface a white Silestone quartz breakfast bar. Incorporating a composite matt black sink with stainless steel tap fittings, brand new Zanussi four-zone induction hob with stainless steel chimney extractor hood over and a brand new Zanussi built-in oven. Integrated Neff dishwasher. The kitchen has an array of pull-out larder units and deep pan drawers, and a pull-out corner unit. All the doors and drawers are soft-close.

The kitchen further benefits from double-glazed uPVC windows overlooking the rear garden, together with an additional obscure-glass window overlooking the living room. A double-panelled radiator with thermostatic control completes the room. Red quarry tile floor.

First Floor Landing
The landing has a double-glazed uPVC window overlooking the rear garden, together with a thermostatically controlled panelled radiator

First Floor Shower Room
(0.96m x 1.51m)
Fitted with a brand new square shower enclosure with glass door incorporating a Mira electric shower. Brand new vanity wash hand basin with tap fittings and cupboard underneath. Additional built-in storage cupboards providing useful storage space, also houses the property's new Ideal gas boiler.

Bedroom 1
(10'1" x 11'4") ((3.08m x 3.46m))
Double-glazed uPVC window overlooking the front of the property, panelled radiator with thermostatic control.

Bedroom 2
(14'0" x 11'4") ((4.27m x 3.46m))
Double-glazed uPVC window overlooking the front of the property, double-panelled radiator with thermostatic control.

Bedroom 3
(8'11" x 9'9") ((2.73m x 2.98m))
Double-glazed uPVC window overlooking the rear garden and flat-roof extension, together with a panelled radiator, thermostatic control.

Garden
A good-sized rear garden extending to the rear boundary fence, featuring a variety of established shrubs, foliage and planting, together with a large central tree.

**** Applicants should note: A small proportion of the property has a "flying freehold" being situated within bedroom 1 above an entrance passageway below.****



















Floor Plan

Type: House - Mid Terrace
Tenure: Freehold
Council Tax Band:

Services: Mains Electricity, Drainage, Water 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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