



TO LET

95 Lammas Street, Carmarthen, SA31 3AP

£710 Per month





THE PROPERTY

Situated in the heart of Carmarthen on Lammas Street, this delightful mid-terrace house presents an excellent opportunity for both those seeking a cosy rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this residence offers ample space for a small family or individuals looking for a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all occupants.

The location is particularly appealing, as it places you within easy reach of local amenities, shops, and transport links, making daily life both convenient and enjoyable. The vibrant community of Carmarthen is known for its rich history and welcoming atmosphere, providing a perfect backdrop for your new home.

This property is a wonderful blend of comfort and practicality, making it an ideal choice for those wishing to embrace the charm of Welsh living.

The Property

This charming mid-terraced property at 95 Lammas Street has a flying freehold house offering living accommodation over two floors. The home combines traditional character with modern finishes. Masonry built store shed, access down the side alley.

Entrance

The property is entered through a traditional wooden front door with a single glazed panel, followed by a secondary double-glazed entrance door.

Ground Floor

12'6" x 17'3" (extending into the bay to 19'1")

The ground floor features an open plan kitchen, dining and lounge area. Wood effect laminate flooring throughout and a panelled radiator. Window to the fore. There is also low-level wooden cupboard space and a feature fireplace.

Kitchen Area

The kitchen area is fitted with a range of base and eye level units, with wood effect worksurface over incorporating a stainless-steel sink. Built-in electric Kenwood oven with hob over and with an extractor fan over. Washing machine. Fridge. Understairs storage cupboard housing the Combination Baxi boiler which serves the central heating system and heats the domestic hot water.

First Floor

Access to the first floor is via an L-shaped staircase fitted carpet. The landing area features a wooden floor.

Bathroom

9'8" x 3'7"

Bathroom comprises a pedestal wash-hand basin with mixer tap fittings, a panelled bath with an electric shower over, and a heated towel radiator.

Separate WC

2'7" x 3'11"

Separate WC. Tile effect vinyl flooring.

Bedroom 1

13'10" x 8'3"

A generous double room, single panelled radiator. window to the front, a double panelled radiator, and built-in cupboards and shelving units that provide excellent storage.

Bedroom 2

10'8" m x 3'11"

Single panelled radiator, window to the front, a double panelled radiator, and a walk-in wardrobe.

Type: House - Mid Terrace

Tenure:

Council Tax Band: B

Services: Mains water, electricity and drainage.

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

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC