

Terry Thomas & Co

ESTATE AGENTS



31 Spilman Street Carmarthen, Carmarthen, SA31 1LQ

Nestled in the heart of Carmarthen Town Centre on Spilman Street, this charming 3-bedroom end of terrace house is a true gem waiting to be discovered. Boasting a well-presented interior, this property is perfect for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative opportunity.

With the convenience of gas central heating and UPVC double glazing, this home offers not only comfort but also efficiency. Imagine coming home to a cosy living space after a long day, knowing that you are surrounded by the warmth of modern amenities.

Located just a short stroll away from a plethora of shopping outlets and everyday conveniences, this property truly embodies the essence of urban living with everything you need right at your doorstep. Whether you're looking to indulge in retail therapy or simply enjoy a leisurely walk in the town centre, this location offers the best of both worlds.

Don't miss out on the chance to make this house your home sweet home or add it to your investment portfolio. The possibilities are endless with this property, and the decision to make it yours could be the best one yet. Book a viewing today and step into the future with this delightful Carmarthen abode on Spilman Street.

Offers in the region of £125,000

31 Spilman Street

Carmarthen, Carmarthen, SA31 1LQ



GROUND FLOOR

Situated on the periphery of Carmarthen Town Centre this well presented, end of terrace property offers good sized accommodation.

HALLWAY

uPVC double glazed entrance door through to Lounge.

LOUNGE

16'2" x 10'0" (4.93m x 3.07m)
Staircase to first floor. Feature fireplace with marble hearth, surround and mantle over. Two uPVC double glazed windows to fore. Two radiators with grilles. Under stair storage cupboard. Door through to kitchen/diner.

KITCHEN/DINER

19'1" x 6'7" (5.82m x 2.01m)
A range of base and eye level units with worksurface over the base unit incorporating a 1½ bowl sink. Plumbing for washing machine. Space for a cooker. Obscured uPVC double glazed window to

side and obscured uPVC double glazed window to rear. Door to back yard.

FIRST FLOOR LANDING AREA

Having access to loft space

BEDROOM 1

10'7" x 9'10" (3.23m x 3.0m)
Tilt and turn uPVC double glazed window to fore. Radiator with grilles.

BEDROOM 2

15'1" x 8'0" (4.60m x 2.44m)
Tilt and turn uPVC double glazed window to fore. Radiator with grilles. Fitted wardrobe with over head storage cupboard.

BEDROOM 3

7'8" x 6'3" (2.36m x 1.93m)
Tilt and turn uPVC double glazed window to rear. Radiator with grilles.

BATHROOM

Three-piece suite comprising shower cubicle a vanity wash hand basin & WC. A chrome ladder towel radiator. Vanity

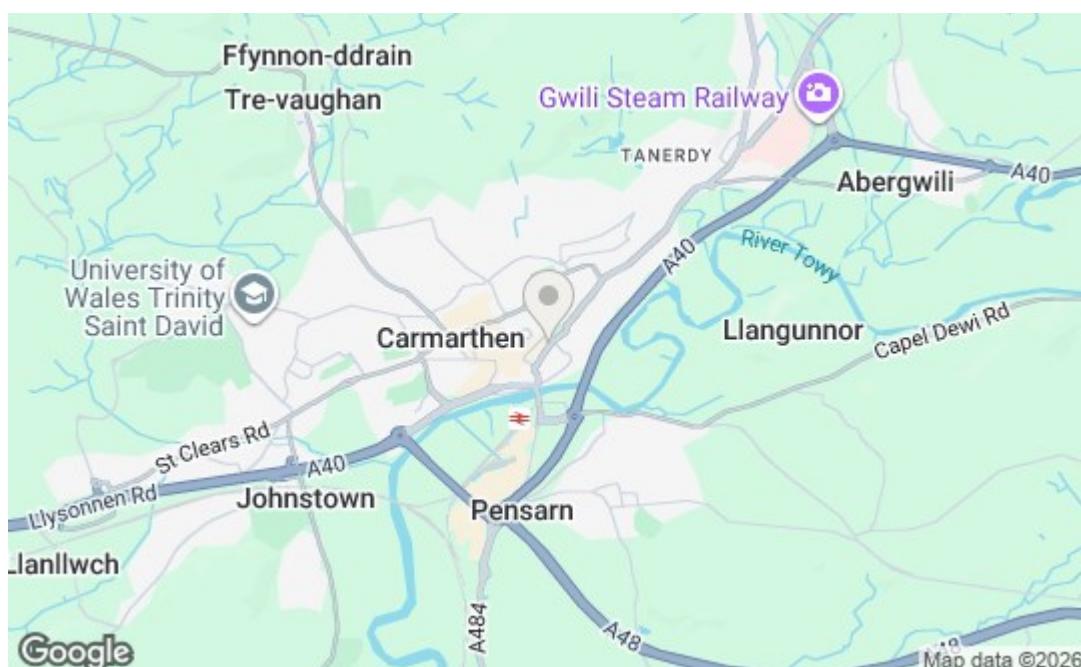
storage unit. Gas Boiler which serves the central heating system and heats the domestic water. uPVC double glazed door to side which leads out to an elevated patio area.

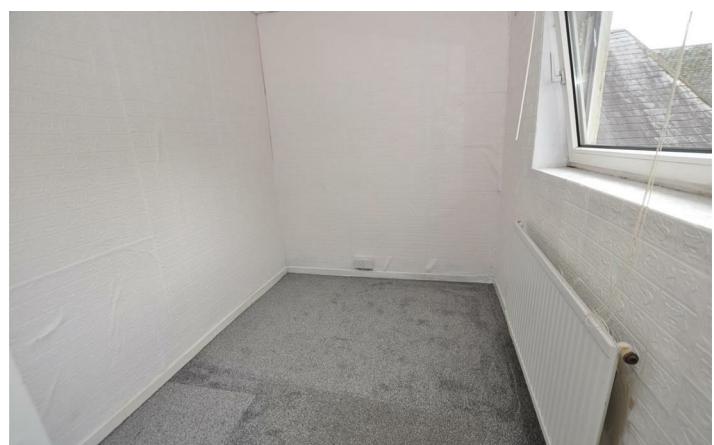
EXTERNALLY

To the rear of the kitchen there is a small yard. There is also a store shed (3.05m x 1.52m) which houses an outside WC.

SERVICES

Mains Electricity, Gas, Water and Drainage





Floor Plan



Type: House - End Terrace

Tenure: Freehold

Council Tax Band: B

Services: Mains water, electricity and drainage. Gas connected.

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
Very energy efficient - lower running costs (92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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