Terry Thomas & Co
ESTATE AGENTS









14 Hafod Cwnin,

Carmarthen, SA31 2AU

Located in the popular area of Hafod Cwnin, Carmarthen, this semi-detached house offers well-proportioned accommodation and is ideally placed for access to Carmarthen town centre and the local hospital. The property provides two reception rooms, a kitchen, family bathroom and three bedrooms, together with a garden and integral garage. The property does require some modernisation and upgrading, offering an excellent opportunity for the new owner to put their own stamp on the property and create a comfortable family home.

An excellent opportunity for families, first-time buyers or those looking for a property in a convenient Carmarthen location.

Offers in the region of £215,000

14 Hafod Cwnin,
Carmarthen, SA31 2AU

3 1 2 D

14 Hafod Cwnin

A semi-detached, bay-fronted house offering well-proportioned accommodation together with an integral garage, driveway parking and a south-facing rear garden. The property is conveniently arranged over two floors and benefits from three double bedrooms.

Entrance Porch

Open stone porch with uPVC double glazed entrance door leading into the hallway.

Hallway

The hallway has a thermostatically controlled single-panel radiator, doors leading to the lounge, dining room and kitchen, together with a built-in coats cupboard with storage cupboard over.

Lounge

3.38m x 4.12m

The lounge has a uPVC double glazed window to the front, a main gas fire set within a tiled hearth and a thermostatically controlled double-panel radiator.

Dining Room

11'0" x 11'5" (3.37m x 3.49m)

The dining room has a uPVC double glazed window overlooking the rear garden, together with a uPVC double glazed door providing access to the garden. There is a tiled fireplace with former Parkray solid fuel fire insert and a useful serving hatch through to the kitchen.

Kitchen

3.73m x 2.30m

Fitted with a range of base and wall units having wood-effect work surfaces over, incorporating a stainless steel sink with hot and cold tap fitments. The kitchen has an oven, four-ring mains gas hob with extractor over, tiled walls between the units with patterned inserts, space for a fridge and plumbing for a washing machine. There are two single-panel radiators, one of which is thermostatically controlled, together with a uPVC double glazed window overlooking the rear.

Side Entrance Hall

21'11" x 4'5" (6.69m x 1.36m)

A multi-glazed door leads into the side entrance hall, which has a uPVC double glazed entrance door to the front and a further uPVC double glazed door providing access to the rear garden. There is also a Belfast sink with cold tap fitment.

Separate WC

Having a low-level WC.

Integral Garage

4.79m x 2.43m

Integral garage with up-and-over door to the front.

First Floor Landing

The half landing has uPVC double glazed windows to the side, leading to the first-floor landing, which has a single-panel radiator with thermostatic control. There is access to the loft space and a built-in cupboard housing the mains gas-fired boiler, which serves the central heating system and provides domestic hot water.

Bedroom One

12'1" x 9'11" (3.70m x 3.03m)

A good-sized double bedroom having uPVC double glazed windows to the front and a thermostatically controlled single-panel radiator.

Bedroom Two

4.68m x 3.38m

A further double bedroom with uPVC double glazed window to the front and thermostatically controlled single-panel radiator.

Bedroom Three

3.21m x 3.38m

A third double bedroom with uPVC double glazed window overlooking the rear, thermostatically controlled radiator and built-in wardrobe.

Bathroom/Shower Room

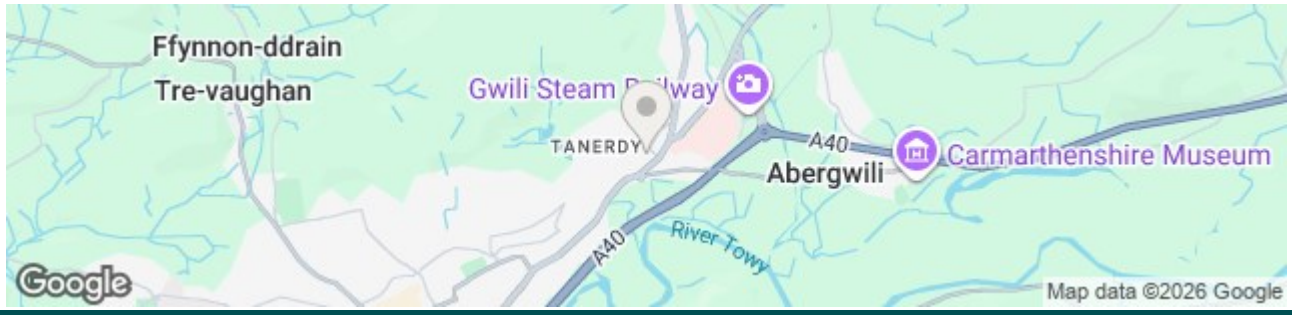
9'6" x 7'6" (max) (2.90m x 2.29m (max))

The bathroom is fitted with a panel bath, pedestal wash hand basin, low-level WC and shower cubicle with Triton shower fitment. There is a thermostatically controlled panel radiator, uPVC double glazed window to the rear and floor-to-ceiling tiled walls with decorative platinum inserts.

Outside

To the rear is a south-facing garden comprising a concrete-paved patio area, formal vegetable plot with greenhouse, garden shed and a variety of raised trellis borders, all intersected by concrete pathways.

To the front, there is a concreted driveway providing off-road parking for up to four vehicles, together with a lawned front garden. There is also unrestricted on-street parking available nearby.



















Floor Plan

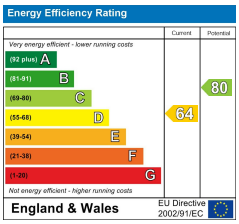


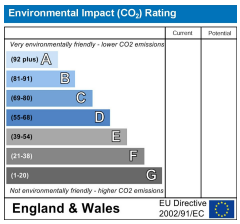
Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: C

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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk https://www.terrythomas.co.uk





The Property Ombudsman
naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme member
Rhentu Doeth Cymru Rent Smart Wales
Zoopla.co.uk
OnTheMarket.com
PrimeLocation.com