

# Terry Thomas & Co

## ESTATE AGENTS



## Flats 1 & 2 5 Richmond Terrace

### Carmarthen, SA31 1HE

Nestled in the charming area of Carmarthen, 5 Richmond Terrace presents a unique opportunity for those seeking a versatile property. This mid-terraced property comprising of two self-contained flats, making it an ideal choice for investors, or those looking for a home with additional rental potential.

The ground floor property boasts a reception room, kitchen, bathroom and one bedroom. The 1st floor property boasts a lounge, kitchen, 2 bedrooms and 1 bathroom. Communal tiered garden/court yard. The layout is both practical and inviting, ensuring that each area flows seamlessly into the next.

This arrangement allows for flexibility, whether you choose to live in one flat and rent out the other or accommodate extended family.

Richmond Terrace is ideally located, offering easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

In summary, 5 Richmond Terrace is a well-appointed terraced house that combines comfort, convenience, and versatility. With its two self-contained flats and spacious living areas, this property is a rare find in a desirable location. Don't miss the chance to make this unique home your own.

**Offers in the region of £172,500**

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### Entrance

The property is approached via a walled front forecourt featuring decorative gravel and cast iron railings mounted on a dwarf masonry wall. A cast iron gate provides access to an open storm porch, which leads to the main entrance door and into a communal hallway.

### The Communal Hallway

The communal hallway features fire doors providing access to Ground Floor Flat 1 and Flat 2.

### Ground Floor Flat 1

The entrance hallway includes a single panel radiator and provides access to the lounge, bedroom, bathroom, and a built-in storage cupboard/linen cupboard/airing cupboard housing the 'Ideal Logic' mains gas-fired combination boiler, which supplies central heating and domestic hot water to the ground floor flat. There is also an understairs coat cupboard offering additional storage space.

### Lounge

11'8" x 13'7" into recess (3.58m x 4.15m into recess) uPVC double glazed window to fore. Panelled radiator with grills, thermostatically controlled.

### Bedroom

10'10" into recess x 11'6" (3.31m into recess x 3.52m) uPVC double glazed window to rear. Panelled radiator with grills, thermostatically controlled.

### Bathroom

5'11" x 6'0" (1.81m x 1.83m)  
Panel bath, with mixer shower tap fitment over. Close coupled economy flush WC. Pedestal wash hand basin. Panel radiator with grills, thermostatically controlled. uPVC double glazed window to side. Mostly Marblex panelled walls, and extractor.

### Kitchen/Dining Room

18'3" x 9'5" (5.58m x 2.88m)  
A range of fitted base units with white coloured door and drawer fronts. Matt finished stone effect work surface over the base unit. Incorporating a single drainer sink. 4 ring ceramic hob with stainless steel chimney style extractor over and a fan assisted oven grill. Space for fridge and freezer. uPVC double glazed window to rear. uPVC double glazed door leading out to the staircase which leads in turn to the rear garden. Double panelled radiator. Tiled walls to the rear of the work surface. Built-in cupboard which houses the mains gas fire boiler which serves a central heating system and heats the domestic water. Plumbing for washing machine in the cupboard.

### First Floor level

Landing with single panelled radiator, thermostatically controlled.

### Flat 2

Lobby area, ground floor to Flat 2 and then a staircase leading up to a half landing with the staircase continuing to the first-floor level. To the rear is a mezzanine level and landing area which has doors to bathroom and open plan Kitchen/Dining Room.

### Bathroom

6'5" x 6'0" (1.97m x 1.85m)  
Panel bath with a mixer tap shower fitment over. Close coupled economy flush WC. Pedestal wash hand basin. Mostly Marblex panelled walls. Panelled radiator with grills, thermostatically controlled.

### Kitchen/Dining Room

15'7" x 9'6" (4.76m x 2.90m)  
Range of fitted base units with white coloured door and drawer fronts and a gloss finished Granite effect work surface over. Stainless steel sink. Electric

cooker point. Stainless steel extractor over. Space for fridge and freezer. Plumbing for washing machine. uPVC double glazed window to rear. uPVC double glazed door leading out to the side courtyard and rear garden in turn. Panel radiator with grills, thermostatically controlled.

### Rear Bedroom 1

9'10" extending to 10'10" x 11'6" (3m extending to 3.32m x 3.52m)  
uPVC double glazed window to rear. Double panelled radiator, thermostatically controlled.

### Front Bedroom 2

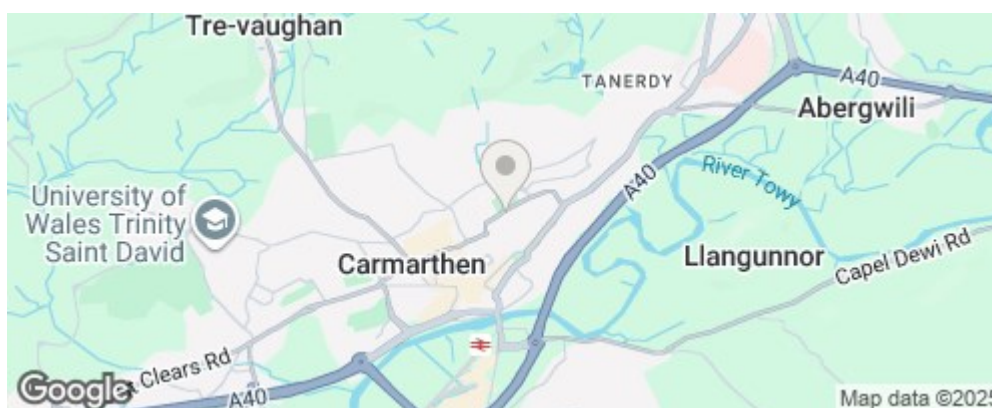
8'1" x 5'10" (2.47m x 1.78m)  
Panelled radiator with grill, thermostatically controlled. uPVC double glazed windows to fore.

### Lounge area

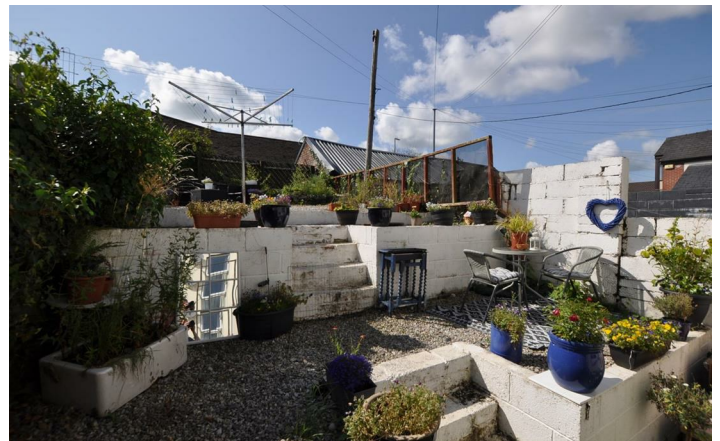
11'8" x 9'9" (3.58m x 2.99m)  
Double panelled radiator, thermostatically controlled. uPVC double glazed window to fore with views out over the playing fields and former grammar school.

### Externally

Steel staircase from the first floor flat leading down to the rear courtyard and garden in turn. Garden which is in 3 tiers been landscaped where there is a decorative stone on the 3 tiers.









Floor Plan

**Type:** House - Terraced  
**Tenure:** Freehold  
**Council Tax Band:** B

**Services:** Mains Electricity, Water 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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