

Terry Thomas & Co

ESTATE AGENTS



4 Peniel Street

Carmarthen, SA31 1NH

Located on Peniel Street in the historic town of Carmarthen, this charming house, built around 1900, is a delightful blend of character and modernity. As you enter, you will be welcomed by a well-presented interior that harmoniously combines traditional features with contemporary updates. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining, alongside four spacious bedrooms that provide ample accommodation for families or guests.

The heart of the home is undoubtedly the stylish kitchen, which has been newly fitted to offer a modern culinary experience while retaining the charm of the original structure. The two bathrooms have also been tastefully updated, ensuring comfort and convenience for all residents.

Situated in the vibrant centre of Carmarthen, this property offers easy access to a variety of local amenities, including shops, restaurants, and schools, making it an ideal location for families and professionals alike. Whether you wish to unwind in the cosy living spaces or host gatherings in the elegant kitchen, this house provides a perfect backdrop for creating cherished memories. With its unique character and prime location, this property is a wonderful opportunity for those seeking a home that beautifully marries the old with the new.

Offers in the region of £230,000

4 Penuel Street Carmarthen, SA31 1NH



Entrance

The accommodation is set out on three floors. New composite double glazed entrance door with black ash grained effect facade.

Vestibule hall

Quarried tiled floor. Dado rails. Part stained glass stripped pine door leading through to lounge.

Hallway

Single panel radiator. Dado rail. Feature arch. Stripped pine 'dog leg' staircase leading to the first floor. Stripped pine doors leading to front lounge, dining room & kitchen/breakfast room. Original stripped pine braced door to under stairs storage cupboard.

Front Lounge

12'4" x 14'5" into bay window to fore (3.77m x 4.41m into bay window to fore)
New installed uVPC double glazed window to fore. Oak engineered flooring, feature fireplace, slate hearth with tiled side plates. Double panelled radiator. Picture rail.

Dining room

10'4" x 11'6" (3.16m x 3.53m)
Light oak finished flooring, feature fire place with a cast iron inset, pine fire surround and slate hearth. Panel radiator with grills thermostatically controlled. Picture rail. Open way through to open plan kitchen/breakfast room

Open plan kitchen/breakfast room

18'8" narrowing to 9'10" x 15'6" (5.7m narrowing to 3.02m x 4.74m)
Kitchen has range of newly fitted base units with a quartz effect work surface over the base units incorporating a 1½ bowl sink with chrome mixer tap fitment, fully integrated dishwasher, larder cupboard, double oven/grill, 5 ring mains gas hob fitted within the breakfast bar area. Door and drawer fronts are light grey finish with brushed copper effect door and drawer handles. LED downlighting breakfast bar area also having the quartz effect work surface over light oak finished flooring. double panel radiator with grills thermostatically controlled. uPVC double glazed window to rear. uPVC double glazed double doors leading out to

the rear garden. We also have utility are which has plumbing for washing machine and room for tumble dryer also space for American fridge freezer then we have cloakroom/WC close coupled economy flush wc wash hand basin with chrome mixer hot and cold tap fitment and vanity cupboard under, uVPC double glazed window to the side wall valiant mains gas fired boiler which services the central heating system and heats the domestic water.

Utility room

Utility room are which has plumbing for washing machine and space for tumble dryer, space for American fridge freezer

Cloak Room/WC

Cloakroom/WC. Close coupled economy flush WC, wash hand basin with chrome mixer hot and cold tap fitment and vanity cupboard under, uVPC double glazed window to the side wall. Valiant mains gas fired boiler which services the central heating system and heats the domestic water.

Landing mezzanine level

Bedroom 1

10'10" x 9'10" (3.32m x 3.01m)
Single panel radiator. Black ash effect flooring. uPVC double glazed window to side. Airing cupboard housing the pre lagged copper hot water cylinder. Single panel radiator. Access to loft space.

Part Galleried landing area

Spiral staircase to second floor. Doors leading off to bedrooms 2 & 3 and family bathroom. Radiator.

Bedroom 2

10'2" x 11'10" (3.12m x 3.62m)
uPVC double glazed window to rear. Double panel radiator. Picture rail. Black ash effect flooring.

Bedroom 3

10'5" into recess x 11'10" (3.19m into recess x 3.62m)
Original box sash window to fore. Double panel radiator.

Family Bathroom

Newly fitted suite panel bath with mora power shower fitment having body wash and rain shower head. Wash hand basin fitted within a vanity unit having high gloss white coloured drawer fronts and solid oak worksurface over. Close coupled economy flush wc, ceramic tiled floor and lastly brick effect herringbone effect tiled walls. Light medium green coloured tiled walls wall mounted chrome ladder towel radiator and uVPC doubled glazed window to fore

Second floor, Part galleried landing

With Storage space.

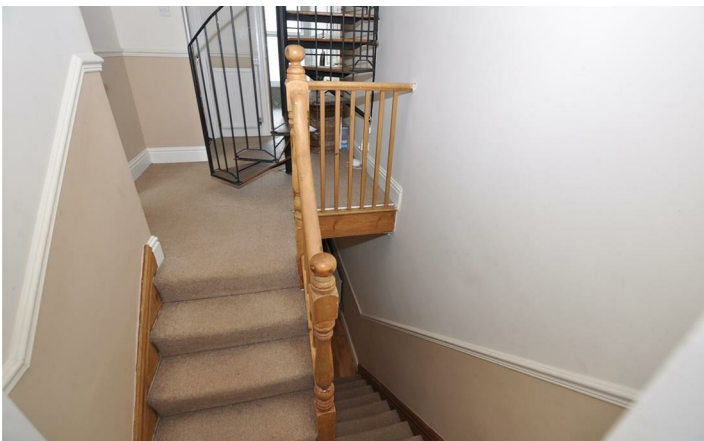
L Shaped attic room/ bedroom 4

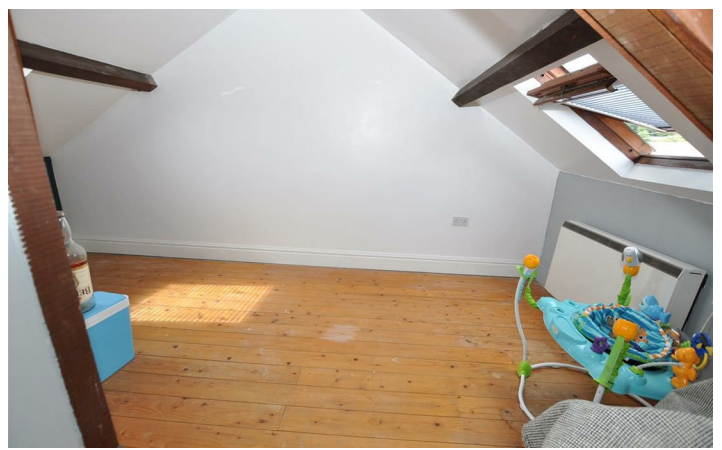
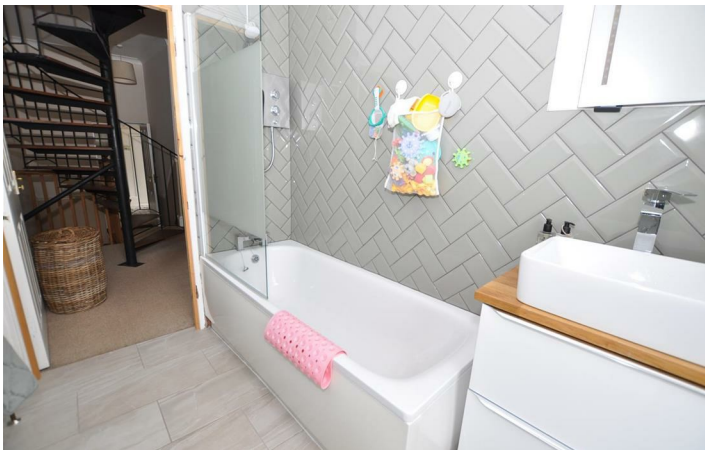
7'7" extending to 15'5" x 4'5" extending to 15'7" (2.33m extending to 4.72m x 1.37m extending to 4.75)
Double glazed 'Velux' windows to front & rear. Window to side. Exposed beamed ceiling. Exposed stripped pine floorboards. Wall mounted 'Creda' storage heater.

Externally

Property has the benefit of side pedestrian gated access having ledge embraced gates to the front and rear.
Level rear lawned garden with timber decked patio area with a Pergola over. Brick built store shed/workshop. West facing garden







Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: D

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

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

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