Terry Thomas & Co
ESTATE AGENTS









16 Myrddin Crescent,

Carmarthen, SA31 1DX

A semi-detached property situated in a popular residential area of Carmarthen, within easy walking distance of the town centre and local amenities. The accommodation comprises 2 reception rooms, kitchen, 3 bedrooms and family bathroom, together with an enclosed rear garden, wooden garden shed and tandem parking for 2 vehicles. No onward chain.

Offers in the region of £265,000

16 Myrddin Crescent

Carmarthen, SA31 1DX

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A semi-detached property situated in a sought-after residential location, with Myrddin Crescent being a popular area of Carmarthen. The property benefits from off-road parking for up to 2 vehicles in tandem, together with additional on-street parking. The property is conveniently situated within Carmarthen, close to a range of local amenities and within a short walking distance of the town centre, shops and everyday facilities. No Onward Chain

Entrance Hallway

A bright spacious entrance hallway featuring an attractive original staicase, leading to the first floor. The hallway benefits from a uPVC double-glazed window to the side elevation, original Parquet flooring. Original wooden doors

Reception Room

11'0" x 12'8" (3.36m x 3.88m)
Bright and airy room with uPVC double glazed bay window to the fore. Double panelled radiators thermostatically controlled. Feature fireplace with wooden surround and tiled insert with open gas fire. Picture rails and ceiling rose.

Living Room

13'2" x 10'11" (4.03m x 3.34m)
Bright and airy living room with uPVC double glazed door leading out onto the rear garden. Double panelled radiators thermostatically controlled. Feature fireplace with wooden surround and tiled insert with open gas fire. Picture rails and ceiling rose. Openway leading into the kitchen.

Kitchen

9'10" x 8'11" (3.01m x 2.72m)
Fitted with a range of wall and base units with cream-coloured door and drawer fronts, complemented by a granite-effect work surface incorporating a stainless steel sink. There is space and plumbing for a washing machine, together with space for a cooker and fridge/freezer. A bi-fold door provides access to a useful under-stairs pantry, which benefits from a uPVC double-glazed window to the side elevation. The kitchen also houses a gas-fired combination boiler serving the domestic hot water and central heating systems. uPVC double glazed door leading out in the rear garden.

First Floor Landing

uPVC double glazed window to the side elevation. Doors leading to three bedrooms and family bathroom.

Bathroom

8'10" x 8'7" (2.70m x 2.62m)
Closed coupled economy flush WC, pedestal wash hand basin with stainless steel tap fittings and a large corner shower enclosure with an electric shower. Fitted airing/storage cupboards. Single-panelled radiator with thermostatic control. Part Tiled. Two frosted uPVC double glazed windows.

Bedroom 1

12'2" x 9'10" (3.72m x 3.01m)
uPVC double glazed window looking out to the fore. Single panelled radiator. Picture rail.

Bedroom 2

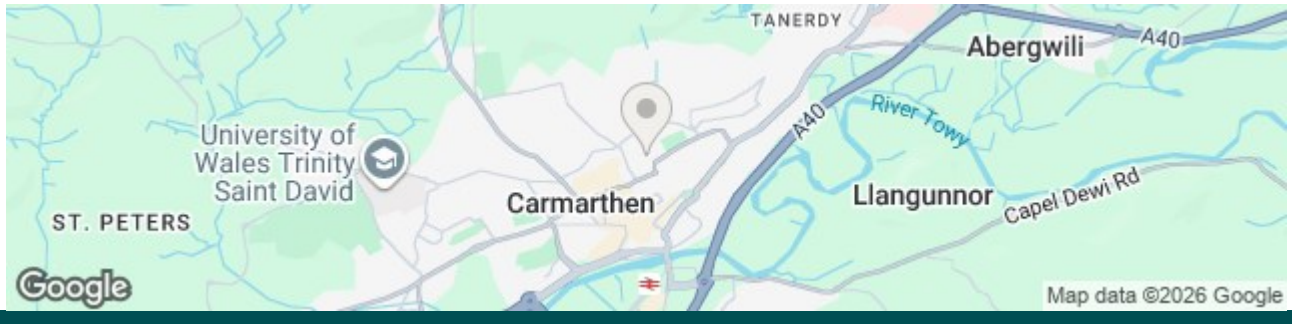
8'11" x 8'10" (2.72m x 2.71m)
uPVC double glazed window looking out to the fore. Single panelled radiator. Picture rail.

Bedroom 3

12'2" x 11'1" (3.71m x 3.40m)
uPVC double glazed window looking out to the rear. Single panelled radiator. Picture rail.

Rear Garden

The rear garden is enclosed and features a variety of established shrubs and foliage, together with a wooden garden shed providing useful external storage.



















Floor Plan

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

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.

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