

# Terry Thomas & Co

ESTATE AGENTS



## 1 Francis Terrace

Carmarthen, SA31 1EY

Situated in the charming area of Francis Terrace, Carmarthen, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of convenience and style.

Carmarthen is known for its rich history and vibrant community, offering a range of local amenities, shops, and schools within easy reach. The surrounding area is also blessed with beautiful countryside, perfect for outdoor enthusiasts and those who appreciate nature.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

**Offers in the region of £182,500**

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### Entrance

Sympathetically refurbished end of Terrace Bay fronted house. Having a front forecourt with dwarf cast iron railings and double cast iron gates leading up to uPVC double glazed entrance door, which in turn leads to the Hallway.

### Hallway

Feature panelled walls, quality Karndean tiled effect flooring, door through to lounge, Panel radiator with grills thermostatically controlled. Original stain glass door leading to inner hallway. Inner hallway has staircase leading to first floor, doors through to a sitting room and kitchen/family room, door to understairs cupboard.

### Lounge

14'7" x 13'1" into bay window to fore. (4.45m x 3.99 into bay window to fore.)

Feature walnut engineered flooring, feature fireplace with slate hearth and panelled walls to either side, Victorian style roll top radiator, uPVC double glazed Bay window to fore. Generic TV and power points.

### Sitting room

11'6" x 12'2" max into recess (3.52m x 3.72 max into recess)

Feature walnut engineered flooring, uPVC double glazed window to side, radiator with grill thermostatically controlled.

### Kitchen/family room

23'11" x 11'5" (7.31m x 3.48m)

Kitchen area having range of quality fitted base units and eye level unit, solid hard wood work surface over base units, having an undermounted Blanco Belfast style sink

with Victorian style chrome mixer tap fitment. Plumbing for washing machine, fully integrated dishwasher and space for tumble drier. Classic cooker range with 5 gas rings, grill, oven and baking oven. Black concave chimney style extractor over. Wall plate rack, open recess for an American style fridge freezer, with wine rack over, LED downlighting. uPVC double glazed window to rear, breakfast bar area. Dining area uPVC double glazed double doors leading out to the rear courtyard and garden in turn. Panel radiator with grills thermostatically controlled, LED downlighting and spotlighting. uPVC double glazed door to side leading out to the side passage way. Feature in part pointed stone wall.

### Mezzanine level

1/2 landing with 'Y' shaped staircase to the rear at mezzanine level is the ....

### Family bathroom/shower room/WC

10'6" x 12'1" (3.22m x 3.70m )

Open low threshold walk-in shower with chrome mixer shower fitment with rain shower head and body wash fitments. Heritage wash hand basin fitted within a vanity unit with having slate grey coloured door fronts. High level Victorian style WC, roll top bath with chrome lion claw feet. Floor to ceiling white brick effect tiled walls. Large wall mounted ladder towel radiator, uPVC double glazed window to rear, LED downlighting and extractor. Built in cupboard which houses the Worcester mains gas fired combination boiler. Additional built in storage cupboard.

### First floor

Generous sized landing with access to loft space, LED downlighting and doors leading off to bedrooms.

### Rear Bedroom 1

Panel radiator with grills thermostatically controlled, uPVC double glazed window to side.

### Front bedroom 2

12'0" x 12'6" m (3.68m x 3.82 m )

uPVC double glazed window to fore feature fireplace with white painted fire surround and cast-iron inset, panel radiator with grill thermostatically controlled.

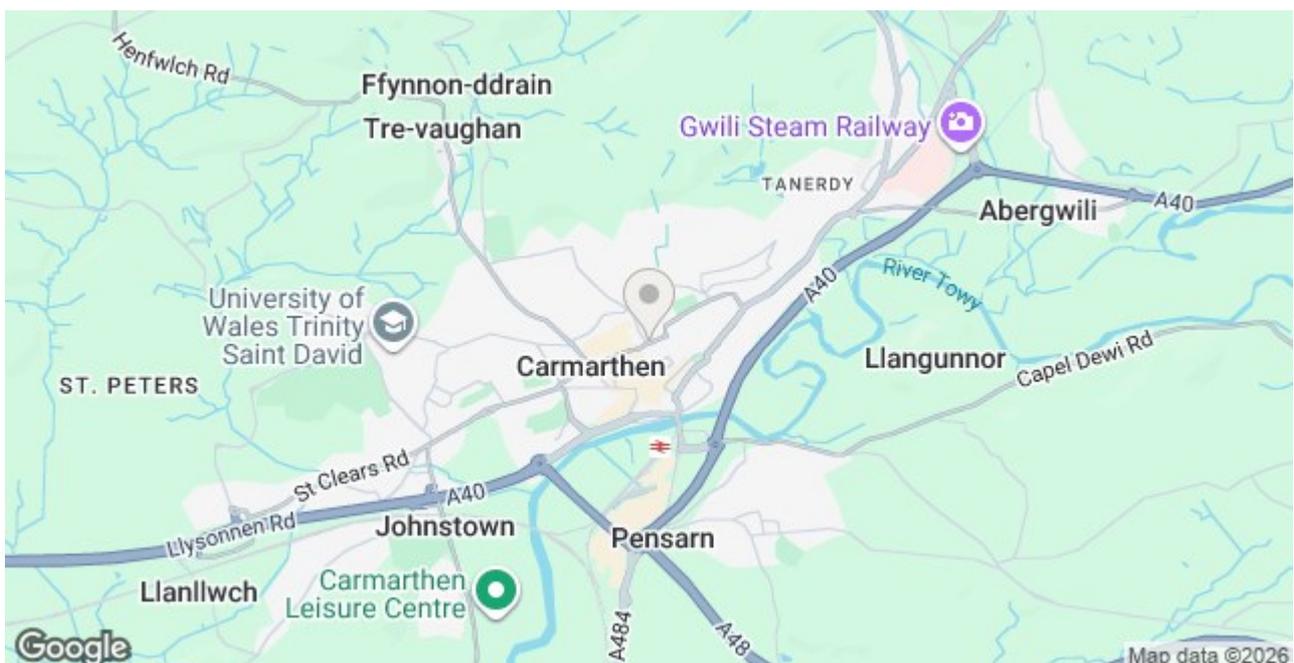
### Front bedroom 3

8'6" x 5'11" (2.61m x 1.81m)

Panel radiator with grills thermostatically controlled, uPVC double glazed window to fore.

### Externally

Property benefits from a side access. Rear courtyard in part having slate flagstones laid. Adjoining brick built outbuilding. Raised level garden.





# Floor Plan

**Type:** House - End Terrace  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains electricity, water, drainage 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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