



2 Richmond Cottages Carmarthen, Carmarthenshire, SA31 1HH
£850 Per month



THE PROPERTY

Richmond Cottages is situated within Carmarthen town, in close proximity to Glangwili Hospital and the town centre. This charming mid-terrace house occupies a prime location and offers an excellent opportunity for those seeking a cosy, furnished home. The property comprises two bedrooms and is presented in a modern style throughout. Further benefits include an enclosed rear garden, ideal for enjoying sunny days, and an allocated parking space for one vehicle, ensuring a convenient and stress-free return home after a busy day.

Property is available from the first week in February and viewing will take place then, please contact us to arrange your viewing.



Entrance hall

UPVC double glazed entrance door leading to entrance hall. Entrance hall having doors through to kitchen/Diner, sitting room and family bathroom. Stairs to first floor. Under stair storage cupboard. Wood laminate flooring

Sitting room

13'10" x 8'11" narrowing to 7'8"

Feature fireplace with white painted brick surround on a slate hearth with electric fire inset. Wood laminate flooring.

Kitchen/Diner

17'5" x 8'6" narrowing to 7'9"

A range of base and eye level units with white door and drawer fronts having a wood effect work surface over the base unit. Washing machine and electric oven. High gloss ceramic tiled floor throughout kitchen and dining area. Dining area being slightly elevated with windows and door to back gardens.

Bathroom

6'5" x 5'8"

Modern bathroom comprising a close coupled economy flush WC, a pedestal wash hand basin and walk in shower and airing cupboard.

Landing area

Doors leading to Bedroom 1 and Bedroom 2

Bedroom 1

7'10" x 8'2"

Original wrought iron fireplace surround.

Bedroom 2

13'10" x 8'11" narrowing to 7'8"

Built-in double wardrobe. Original wrought iron fireplace surround.

Externally

The property is approached via a gated access with dwarf stone wall with a small court yard to either side. Directly to the rear of the property is a paved patio area with steps leading to an elevated lawn garden.



Type: House - Mid Terrace

Tenure:

Council Tax Band: B

Services:

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

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

90

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EU Directive 2002/91/EC