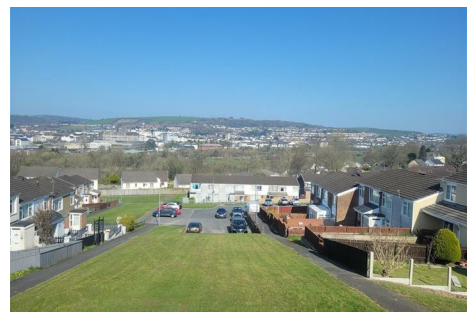


Terry Thomas & Co

ESTATE AGENTS



9 Haulfryn

Tregynwr, Carmarthen, SA31 2DS

A 3 bed mid-terraced property situated in the town of Tregynwr, being only an approximate 6 minutes from the market town of Carmarthen, offering a variety of amenities such as train and bus stations, primary and secondary schools, Glangwili Hospital, and many local shops and markets.

Offers in the region of £130,000

9 Haulfryn

Tregynwr, Carmarthen, SA31 2DS



Lounge

17'8" x 12'1" (5.4 x 3.69)

Two double panelled radiators. Two UPVC double glazed windows to fore.

Kitchen

10'0" x 10'0" (3.05 x 3.05)

A range of fitted modern base and eye-level units, with matte-finish granite effect worksurface over the base unit, incorporating a stainless-steel sink. Plumbing for washing machine. Mains gas cooker point. UPVC double glazed window to rear. 'Vaillant' mains gas fired combination boiler. Single panelled radiator. Door to utility room.

Utility room

7'5" x 9'8" (2.28 x 2.97)

Door to under stairs cupboard. Part glazed door to rear entrance porch.

Rear Entrance Porch

Cloakroom having low level WC, wash hand basin with tile splashback. Door from porch to rear garden.

First Floor

Bedroom 1

13'5" narrowing to 9'10" x 12'0" extending to 13'1" (4.10 narrowing to 3.01 x 3.67 extending to 4.01) UPVC double glazed window to fore. Single panelled radiator.

Bedroom 2

7'8" x 9'6" (2.34 x 2.91) UPVC double glazed window to fore. Single panelled radiator.

Bedroom 3

13'6" narrowing to 10'2" x 10'0" (4.12 narrowing to 3.10 x 3.06) UPVC double glazed window to rear.

Built-in airing cupboard with fitted shelves and panelled radiator. Single panelled radiator.

Bathroom

7'4" x 7'4" (2.26 x 2.25)

Panel bath. Low level WC. Pedestal wash hand basin. 'Triton' electric shower fitment over the bath. UPVC double glazed window to rear. Single panelled radiator. Part-tiled walls.

Externally

Tiered rear garden with decorative slate area. Further raised, level garden area, with garden shed and closed rotary line. Pre-fabricated concrete garage with up-and-over door to fore and parking to front.

Applicants should note:- The property is of a steel framed construction.





Floor Plan



Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: B

Services: Mains electricity, water, and drainage. Mains gas central heating.

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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