

# Terry Thomas & Co

ESTATE AGENTS



22

Union Street, Carmarthen, SA31 3DE

Welcome to this charming mid-terrace house located on Union Street in the picturesque town of Carmarthen. This property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of room for the whole family to unwind and rest comfortably.

The house features 2 bathrooms, ensuring convenience and privacy for all residents. Whether you're getting ready for the day ahead or winding down after a long day, these well-appointed bathrooms will meet all your needs.

Situated in a desirable location, this mid-terrace house offers the perfect blend of urban convenience and suburban tranquillity. Union Street provides easy access to local amenities, schools, and green spaces, making it an ideal setting for families or professionals looking to settle down.

Applicants should note there is a mid-linked garage situated within approximately 50 yds of the property which is available by separate negotiation.

**Offers in the region of £197,500**

# 22

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### Open storm porch

Open storm porch with red painted 6 panel door through to hallway.

### Hallway

Having chequered quarried tiled floor, panel radiator with grills, thermostatically controlled. Ledge and braced door through to lounge. Ledge and braced door through to open plan kitchen/dining/family room. Dog legged staircase leads to first floor and ledge and braced door leading down to cellar. UPVC double glazed door to rear leading out to the rear garden.

### Lounge

4.09m into recess x 3.71m into small bay to fore (13'5" into recess x 12'2" into small bay to fore)  
Stained and waxed exposed floorboards with UPVC double glazed window to fore. Feature fireplace with recess either side of fireplace with shelves. 2 tv points and BT telephone point. Woodburning stove on slate hearth. Panel radiator with grills. Skimmed and cove ceilings in the lounge. Smooth skimmed ceilings throughout the ground floor.

### Kitchen/dining/family

7.64m x 2.97m max to dining are narrowing to 2.56m (25'0" x 9'8" max to dining are narrowing to 8'4" t)  
Slate effect ceramic tile to the floor throughout. Dining area having LED downlighting, panel radiator thermostatically controlled. Integrated sound system. Open archway through to the kitchen area. Kitchen having a range of modern fitted baseline level units with light grey high gloss finish on door and drawer fronts. Grey matt finish granite effect work surface over base units incorporating single drainer sink, plumbing for washing machine and space for fridge freezer. Fan assisted oven grill four ring mains gas hob and

stainless-steel chimney style extractor over. LED downlighting UPVC double glazed window to side and rear and UPVC double glazed door to rear garden. Wall mounted mains gas fired valent boiler which serves the central heating system and heats the domestic water.

### Landing area

Featured exposed stained and waxed original floorboards. UPVC double glazed window to rear and panel radiator with grills, thermostatically controlled. Staircase to 2nd floor and doors to bedroom 1, 2 and family shower room.

### Front bedroom 1

3.12m x 3.81m into small bay to the fore (10'2" x 12'5" into small bay to the fore )  
UPVC double glazed window to fore panel radiator with grills, thermostatically controlled

### Rear bedroom 2

3.54m x 3.05m (11'7" x 10'0" )  
UPVC double glazed window to rear feature fireplace with cast iron fire inset UPVC double glazed window to rear panel radiator with grills, thermostatically controlled.

### Family shower room/WC

2.59m x 1.81m (8'5" x 5'11" )  
Open walk-in shower glass shower screen and rain shower head fitment wall mounted mixed tap fitment. Oval shaped wash hand basin with mixer tap fitment fitted in a vanity unit having medium grey high gloss finish door fronts. Close couple economy flush WC, wall mounted ladder towel radiator led downlighting and wall mounted extractor. UPVC double glazed window to fore. Feature floor to ceiling Corian effect tiled walls.

### 2nd floor bedroom 3

max 5.09m into passage narrowing to 3.51m x 3.65m (max 16'8" into passage narrowing to 11'6" x 11'11")  
Feature vaulted ceiling with exposed beams LED downlighting double glazed Velux window to rear, access to eaves storage space, white painted original floorboards panel radiator with grills, thermostatically controlled.

### En-suite

2.01m x 1.48m (6'7" x 4'10" )  
Corner shower enclosure with chrome mixer shower fitment, close coupled economy flush WC, pedestal wash hand basin with tile splash back double-glazed Velux window to fore part feature exposed beam exposed ceiling LED downlighting.

### Externally

Property has benefit of unrestricted on street parking to fore. rear courtyard which in turn has pathway leading up to enclosed level Astro-turf garden and large level paved patio area.

Mains services connected to the property electricity, water gas and drainage.



# Floor Plan



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

**Services:** Mains Electricity, Water, Gas and Drainage.  
**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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

