

Terry Thomas & Co

ESTATE AGENTS



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Spilman Street, Carmarthen, SA31 1LQ

A Well Presented, 3 Bedroom, End of Terrace House, situated within Carmarthen Town Centre and a short walk of a wide range of shopping and day to day amenities. Equipped with Gas Central Heating and Upvc Double Glazing. Ideal for First Time buyers or as an investment opportunity. No onward chain.

Offers in the region of £119,500

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Ground Floor

Situated on the periphery of Carmarthen Town Centre this well presented, end of terrace property offers good sized accommodation.

Hallway

Upvc double glazed entrance door through to Lounge.

Lounge

16'2" x 10'0" (4.93 x 3.07)

Staircase to first floor. Feature fireplace with marble hearth, surround and mantle over. Two Upvc double glazed windows to fore. Two radiators with grilles. Under stair storage cupboard. Door through to kitchen/diner.

Kitchen/Diner

19'1" x 6'7" (5.82 x 2.01)

A range of base and eye level units with worksurface over the base unit

incorporating a 1½ bowl sink. Plumbing for washing machine. Space for a cooker. Obscured Upvc double glazed window to side and obscured Upvc double glazed window to rear. Door to back yard.

First floor - Landing area

Having access to loft space

Bedroom 1

10'7" x 9'10" (3.23 x 3.00)

Tilt and turn Upvc double glazed window to fore. Radiator with grilles.

Bedroom 2

15'1" x 8'0" (4.60 x 2.44)

Tilt and turn Upvc double glazed window to fore. Radiator with grilles. Fitted wardrobe with over head storage cupboard.

Bedroom 3

7'8" x 6'3" (2.36 x 1.93)

Tilt and turn Upvc double glazed window to rear. Radiator with grilles.

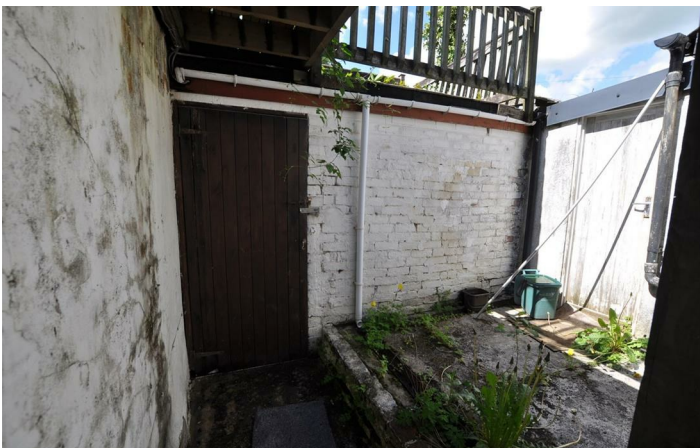
Bathroom

Three-piece suite comprising shower cubicle a vanity wash hand basin & WC. A chrome ladder towel radiator. Vanity storage unit. Gas Boiler which serves the central heating system and heats the domestic water. Upvc double glazed door to side which leads out to an elevated patio area.

Externally

To the rear of the kitchen there is a small yard. There is also a store shed (3.05m x 1.52m) which houses an outside WC.







Floor Plan



Type: House - End Terrace
Tenure: Freehold
Council Tax Band: B

Services: Mains gas central heating. Mains water, electricity, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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