

# Terry Thomas & Co

ESTATE AGENTS



## 29 Sycamore Way Carmarthen, SA31 3QF

Situated in Sycamore Way, a short walk into Carmarthen town, this attractive three-bedroom home offers an excellent opportunity for families, first-time buyers, or investors alike. The property boasts two spacious reception rooms, providing flexible living space ideal for both entertaining and everyday family life. The accommodation is well laid out to maximise space and natural light, creating a bright and welcoming feel throughout. The property further benefits from unrestricted on-street parking, adding to its practicality and convenience.

Carmarthen is known for its rich history and offers a wide range of amenities including local shops, parks, and transport links. The property is within close proximity to both primary and secondary schools, including Trinity College, making it an ideal choice for families.

**Offers in the region of £185,000**

# 29 Sycamore Way

Carmarthen, SA31 3QF



## Entrance

Fully refurbished and modernised mid-terraced three-bedroom house. Picket fence and gated pedestrian access front lawned garden with concrete pathway leading up to the Entrance Porch (1.76m x 1.88m). uPVC double glazed entrance door and windows.

## Lounge

4.52m x 4.27m

uPVC autumn leaf double glazed entrance door. Panelled radiator with grills. Large uPVC double glazed window to fore. Oak effect flooring. Access to understairs storage cupboard. A multi-glazed door which leads to a staircase to first floor.

## Kitchen

2.72m x 3m

A range of modern base and eye level units with light oak finished door and drawer fronts and a solid granite work surface over the base unit with a solid granite splash back. There is a four-ring hob with a Bosch extractor over and then we have a Indesit fan assisted Oven/Grill and space for Fridge/Freezer under mounted stainless-steel sink with mixer tap fitment over. Plumbing for wash machine. Ceramic tiled floor and also partly tiled walls. uPVC double glazed window to rear and a multi-glazed door through to the

dining room. uPVC double glazed Entrance door leading out the the rear patio area.

## Dining Room

2.62m x 2.93m

Large uPVC double glazed window to rear, panelled radiator with grills. Wood effect flooring and an open way into the Lounge.

## First Floor

Part galleried landing area with doors to all bedrooms and Family Bathroom. Built-in storage cupboard housing Worcester Bosch, combination mains gas-fired boiler, which serves the central heating system and heats the domestic water. Access to loft space.

## Bathroom

2.37m x 1.71m (max)

Close coupled economy flush WC. Wash hand basin fitted within the vanity unit, with high-gloss white-coloured door front. A panelled bath with a power shower fitment over and glass shower screen. Corian Effect floor to ceiling tiled walls. Large uPVC double-glazed window. A wall-mounted ladder towel radiator, and ceramic tiled floor.

## Rear Bedroom 1

2.96m x 3.24m

Panelled radiator with grills,

thermostatically controlled. Large uPVC double-glazed window to rear and built-in double wardrobe with mirrored front. Wood effect flooring.

## Front Bedroom 2

(max into passage) 3.58m (narrowing to 2.98) x 3.5

Large uPVC double glazed window to fore. Wood effect flooring and panelled radiators with grills, thermostatically controlled. Built-in triple wardrobe unit.

## Bedroom 3

2.65m (max) x 2.44m (max)

Single panelled radiator, thermostatically controlled. Fitted double wardrobe unit. uPVC double glazed window to fore.

## Externally

A covered porch leading out onto the Natural stone paved rear patio area. Gated access leading to the unrestricted rear communal parking area.





# Floor Plan



**Type:** House - Terraced  
**Tenure:** Freehold  
**Council Tax Band:** B

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

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

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