

Terry Thomas & Co

ESTATE AGENTS



2 Jobswell Cottages

Job's Well Road, Carmarthen, SA31 3HG

Conveniently situated within walking distance of Carmarthen Town and all of its facilities/amenities, and being just 5 minutes drive from Glangwili Hospital, is this well presented, 2 Bedroom mid-terrace property. The property benefiting from an allocated off street parking space and private garden to rear.

Offers in the region of £135,000

2 Jobswell Cottages

Job's Well Road, Carmarthen, SA31 3HG



Entrance

UPVC double glazed entrance door leading to entrance hall which has a staircase to the first floor. Door through to lounge

Lounge

12'0" x 14'2" (3.67 x 4.32)

Feature fireplace with living flame mains gas fire inset having a back boiler which serves the central heating system and heats the domestic water. Access to under stair storage cupboard. Door through to kitchen/dining room.

Kitchen/Dining Room

dining area 15'1" max x 6'8", kitchen area 7'3" x (dining area 4.6 max x 2.05, kitchen area 2.21 x 2.)

The Dining area having part carpet and part ceramic tiled floor. An element of base and eye level units which lead into the kitchen area having cream coloured

door and drawer fronts and a matt finish granite effect work surface over the base unit. The kitchen also having ceramic tiled floor. There is a 4 ring 'Indesit' halogen hob and oven/grill with pull out extractor over. Plumbing for washing machine and space for fridge/freezer and tumble dryer. Door leading out to the rear garden.

First floor - Landing area

Access to loft space. Doors leading to both bedrooms and bathroom

Front Bedroom 1

12'5" x 11'9" maximum into recess (3.80 x 3.60 maximum into recess)

Built-in double wardrobe which houses the pre-lagged copper hot water cylinder.

Rear Bedroom 2

8'5" x 7'8" (2.58 x 2.36)

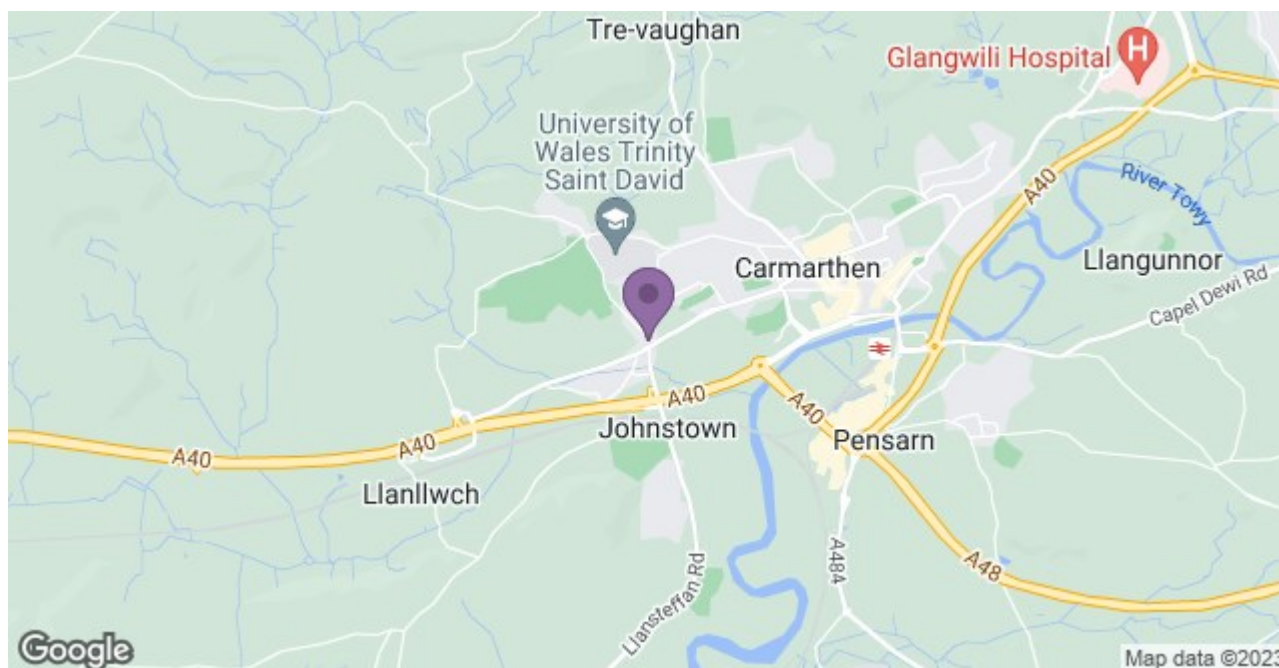
Bathroom

7'4" x 4'9" (2.26 x 1.46)

Low level WC, pedestal wash hand basin and panel bath with shower fitment over.

Externally

The property has the benefit of an off road parking space on a tarmacadam shared driveway. There is a concrete pedestrian access leading to the rear of the property which has a fan shaped, level lawn garden with a variety of shrubbery and foliage to the borders. Timber garden shed.





Floor Plan



Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: B

Services: Mains electricity, water, and drainage. Mains gas-fired 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.

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

