Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

High Street
Abergwili
Carmarthen
Carmarthenshire

Offers In Region Of £225,000











- Well Positioned Mid Terraced Double Fronted 3 Bed House
- Popular Village Spot Close To Carmarthen Town
- Easy Access To Glangwili Hospital & Carriageway
- Well Presented Modernised Family Sized Accommodation
- Hall, 2 Rec Rooms, Kitchen/Diner, Utility, WC
- First Floor Provides 3 Bedrooms & Shower Room
- Nicely Landscaped Rear Garden & Paved Patio
- Large Garage at Rear & Car Parking Space
- Village Offers Junior School, Public House, Bus Route Cycle Path
- ** NO ONWARD CHAIN **

Ref: PRC11441

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Viewing Instructions: Strictly By Appointment Only

General Description

A conveniently positioned mid terraced extended double fronted 3 bedroom house located within the popular village of Abergwili on the outskirts of the popular town of Carmarthen and within close proximity to Glangwili hospital. Affords nicely presented modernised family sized accommodation retaining character features with 2 reception rooms and good sized open plan kitchen/diner. There is a level nicely landscaped garden to the rear enjoying privacy with garage and car parking area.

Accommodation

Entrance Hall

Double glazed front entrance door, stairs to first floor, door to:

Living Room (16' 02" x 14' 10") or (4.93m x 4.52m)

Most spacious family room with log burner stove, beamed ceiling, 2 radiators, laminate flooring, under stair store cupboard, access to:

Open Plan Kitchen/Dining Room (21' 04" Max x 17' 0" Max) or (6.50m Max x 5.18m Max)

A spacious 'L' shaped room with modern fitted range of base and wall cupboards, sink unit, built in eye level double oven, gas hob with hood over, tiled floor, fridge space, 2 radiators, access through to dining area being ideal for family gatherings with French doors to rear patio, laminate flooring.

Utility Room (5' 05" x 5' 03") or (1.65m x 1.60m)

Fitted work top with cupboard housing the gas boiler, plumbing for washing machine and dryer, rear exterior door, tiled floor, door to:

Separate WC

With WC and Vanity unit with wash basin, tiled flooring and walls.

First Floor Landing

Built in store cupboard, doors to:

Bedroom 1 (14' 0" x 9' 08"Min Min) or (4.27m x 2.95m Min)

Range of mirror fronted wardrobes, over stairs store cupboard, radiator.

Bedroom 2 (13' 10" x 7' 04") or (4.22m x 2.24m)

Radiator, window to front.

Bedroom 3 (12' 06" x 8' 01") or (3.81m x 2.46m)

Window to rear, radiator.

Shower Room (8' 11" x 8' 01") or (2.72m x 2.46m)

Modern luxury suite comprising double shower cubicle, Vanity unit with wash basin, WC, bath with shower attachment over, laminate flooring, heated towel rail, tiled walls.

Outside

Nicely presented garden to rear with a lovely paved patio to relax and enjoy with steps leading up to level enclosed lawn garden with flower beds and being safe for children and dogs. Large garage at rear 23'7 x 16' with up and over door, separate courtesy door, stoned car parking area for 3 cars having access off service lane.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please check with your network provider for full details.

Services

Mains electricity, mains water, mains drainage, lpg central heating.

EPC Rating:33

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Directions

From Carmarthen take the main A40 carriageway out towards Llandeilo and carry on for approx 3 miles to the end of the carrigeway until you arrive at small roundabout. Take the 3rd exit signposted Abergwili and continue through the village and the property will be found further along on the left hand side.











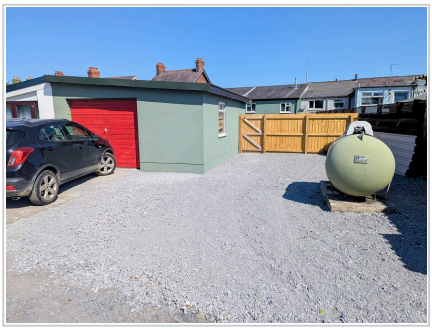


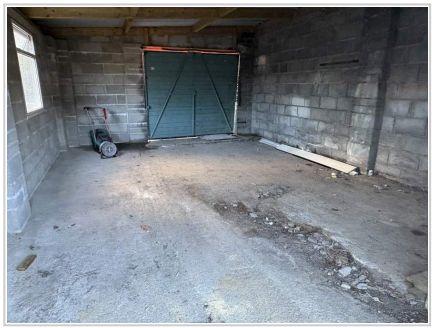


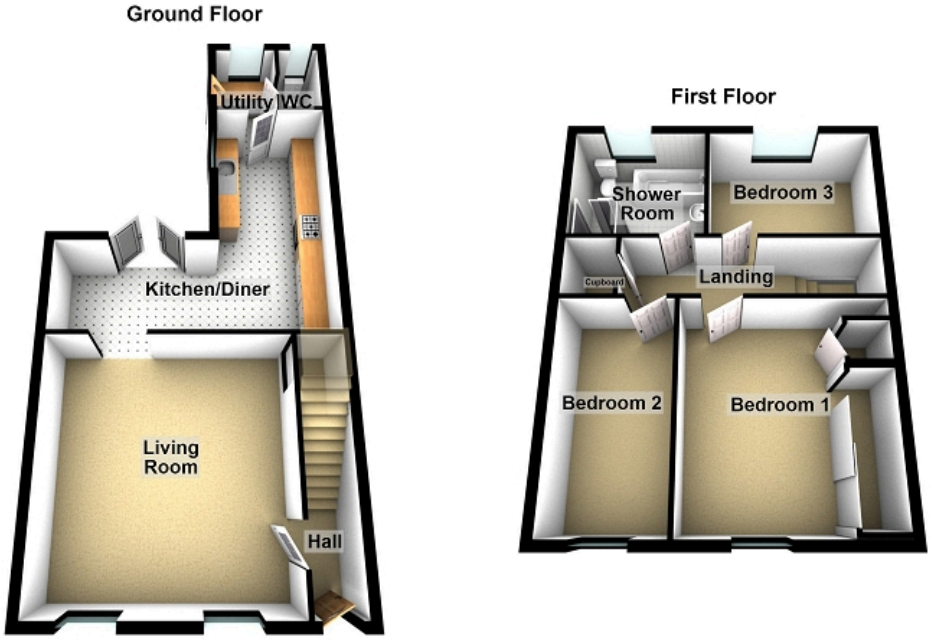












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