

















Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Glannant Road
Carmarthen
Carmarthenshire

Offers In Region Of **£245,000**











- Superbly Presented Semi Detached 3 Bedroom House
- Popular & Convenient Town Centre Location
- Modernised Period Bay Fronted Family Home
- Lobby, Lounge, Kitchen/Diner, 3 Bedrooms & Bathroom
- Blend Of Character And Modern Living
- Low Maintenance Garden & Outside Store Sheds
- Car Parking For 2 Vehicles At Rear
- Easy Walking Distance To Town Centre
- Close Proximity To Schooling, Trinity College & S4C Egin Studios
- ** Viewing Highly Advised & Don't Miss Out **

General Description

EPC Rating: C

** TOWN CENTRE PROPERTY- VIEWING ADVISED ** - A charming and beautifully modernised period bay fronted 3 bedroom home conveniently located within Carmarthen town being within easy walking distance to amenities. The property offers well presented modernised family sized accommodation with luxury kitchen and bathroom. Outside there are low maintenance gardens with car parking for 2 vehicles and outside store sheds.

Glannant Road, Carmarthen, Carmarthenshire.

Property Description

A charming semi-detached period property, ideally situated in the heart of the town centre, offering spacious and luxurious modernised accommodation throughout. Combining period character with contemporary style, this impressive family home is perfectly suited to modern family living.The property is conveniently located within easy reach of a wide range of local shops, amenities and well-regarded schools, making it an ideal choice for families.Externally, the property benefits from a low-maintenance front garden and a private, enclosed rear garden, providing an attractive outdoor space for relaxing and entertaining. The rear garden also features two useful storage sheds.A further benefit is the rear car parking for two vehicles, providing valuable off-road parking in this highly convenient town centre location.An excellent opportunity to acquire a beautifully presented period home offering luxury accommodation, excellent family space, private gardens and off-road parking, all within close proximity to local amenities and schooling.

The town of Carmarthen offers a good range of amenities including schooling, Trinity college and the S4C Egin studios, modern shopping and cinema, rail station and good road links.

Entrance Lobby

Double UPVC entrance doors with door leading into:

Living Room (18' 09" x 13' 09"Max Max) or (5.72m x 4.19m Max)

Most spacious room perfect for relaxation, bay window to front, 2 radiators, dado rail, stairs to first floor, glazed double doors to:

Kitchen/Dining Room (17' 05" x 9' 0") or (5.31m x 2.74m)

Modern luxury bespoke fitted range of base and wall cupboards with single drainer sink unit and mixer tap, built in eye level oven and microwave, electric hob and extractor hood over, built in store cupboard, plumbing for washing machine, cupboard housing consumer unit, radiator, double glazed rear exterior door.

First Floor Landing

Access to partly boarded loft space which houses the gas central heating boiler, doors to:

Bedroom 1 (11' 05" Max x 11' 0") or (3.48m Max x 3.35m)

Window to front, radiator, built in wardrobe and storage cupboard, dado rail.

Bedroom 2 (11' 05" x 11' 0") or (3.48m x 3.35m)

Window to rear, radiator, built in wardrobe and storage cupboard.

Glannant Road, Carmarthen, Carmarthenshire.

Bedroom 3 (7' 01" x 7' 0") or (2.16m x 2.13m)

Currently used as home office, window to front, radiator, access to loft space, dado rail.

Bathroom (6' 0" x 5' 11") or (1.83m x 1.80m)

Luxury suite comprising L shaped bath with chrome shower unit over and screen, WC, Vanity unit with wash basin, toiletries cupboard with illuminated mirror door, fully tiled, heated towel rail.

Outside

Steps lead up to terraced front lawn garden with pathway leading to rear patio garden, 2 store sheds, graveled area with car parking for two vehicles having access off rear service lane. An ideal low maintenance garden to relax and enjoy.

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 further information.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Freehold

Council Tax

D

Directions

Exit Carmarthen along Water Street turning left onto Glannant Road, proceed up this road for a short distance that leads onto College Road and the property will be found further along on the left.






