Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Brynhaul Street
Carmarthen
Carmarthenshire

Offers In Region Of £169,995











- Stylish, Mid Terrace, 2/3 Bedroom Family Home
- Convenient Town Centre Location
- Easy Walking Distance to Shops, Cinema Etc
- Landscaped Rear Garden Including Rear Access
- Dual Aspect Sitting Room Plus Conservatory
- Ground Floor - Hall, Kitchen, Conservatory, Shower Room
- First Floor- 2/3 Bedrooms & Bathroom
- Ideal Home For First Time Buyer Or BTL Investor
- On Street Residents Permit Parking Available
- ** NO ONWARD CHAIN & VIEWING ADVISED **

Ref: PRC11467

Viewing Instructions: Strictly By Appointment Only

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General Description

** EARLY VIEWING RECOMMENDED **A very conveniently located, deceptively spacious, well presented and modernised, 2/3 bedroom family home being within easy walking distance to the town centre. The property benefits from a stylish fitted kitchen and shower room , plus a conservatory has been added to the rear . The garden has been landscaped providing a low maintenance haven to relax. On road residents permit parking to the front plus pedestrian rear access to Heol Spurrell.

Accommodation

Entrance Hall

Front entrance door, tiled floor, stairs to first floor, doors to:

Living Room (16' 0" x 11' 02") or (4.88m x 3.40m)

A spacious, light room with window to front and glazed door to conservatory plus tiled feature fireplace, radiator.

Kitchen (11' 06" Max x 9' 06" Max) or (3.51m Max x 2.90m Max)

A contemporary style fitted kitchen with range of wall and base cupboards, including built under oven, 4 ring ceramic hob, overhead extractor and modern black sink plus space for fridge freezer, washing machine and tumble drier. Two windows to rear, tiled floor and access to under stairs cupboard.

Conservatory (11' 01" x 9' 02") or (3.38m x 2.79m)

Of upvc construction , glazed on three sides with double doors leading to the garden and doors to kitchen and sitting room.

Shower Room (5' 09" x 5' 06") or (1.75m x 1.68m)

With modern white suite comprising large walk in shower cubicle, WC and vanity basin plus tiled walls and floor and obscure glazed window to front.

First Floor Landing

Doors to:

Bedroom 1 (15' 09" x 8' 08") or (4.80m x 2.64m)

A generously sized, dual aspect room with window to front and rear and large built in wardrobes, radiator.

Bedroom 2 (8' 08" x 7' 11") or (2.64m x 2.41m)

With upvc window to rear overlooking the garden, radiator.

Bathroom (10' 03" Max x 5' 07") or (3.12m Max x 1.70m)

Modern suite comprising bath with shower over and screen, Vanity unit with wash basin, WC tiled walling and floor, extractor fan, door to:

Dressing Room/Study (7' 08" x 7' 04") or (2.34m x 2.24m)

Window to front, radiator, fitted cupboard, ideally suited as dressing room or child's bedroom etc.

Outside

To the front of the house is found a small, low maintenance, grovelled forecourt. The rear garden has been thoughtfully landscaped with steps up from outside the conservatory, providing tiered areas for relaxation and family fun with apple tree. The main area is laid to lawn with easy care planted borders with steps up to a gravelled sitting area. This leads up to the top tier which offers potential for various uses as has not been landscaped. A pedestrian gate at this level provides access onto Heol Spurrell.

Broadband and Mobile phone

Mobile phone signal is deemed be good in the area. Ultrafast broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

Directions

From our office, proceed down Castle Hill , through the traffic lights and along Coracle Way to the second roundabout. Take the second exit passing Tesco on the left and at Quins Roundabout take the third exit and proceed along St Catherines Street. At the traffic lights, turn left . Take the first turning right into Pentrefelin Street. At the end of the street turn left , then immediately left again into Brynhaul Street.

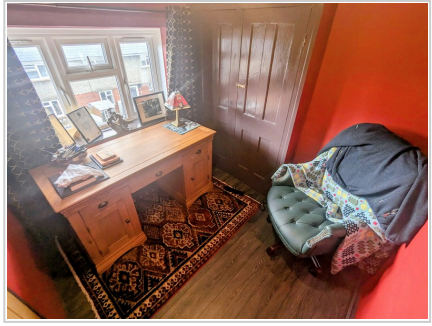








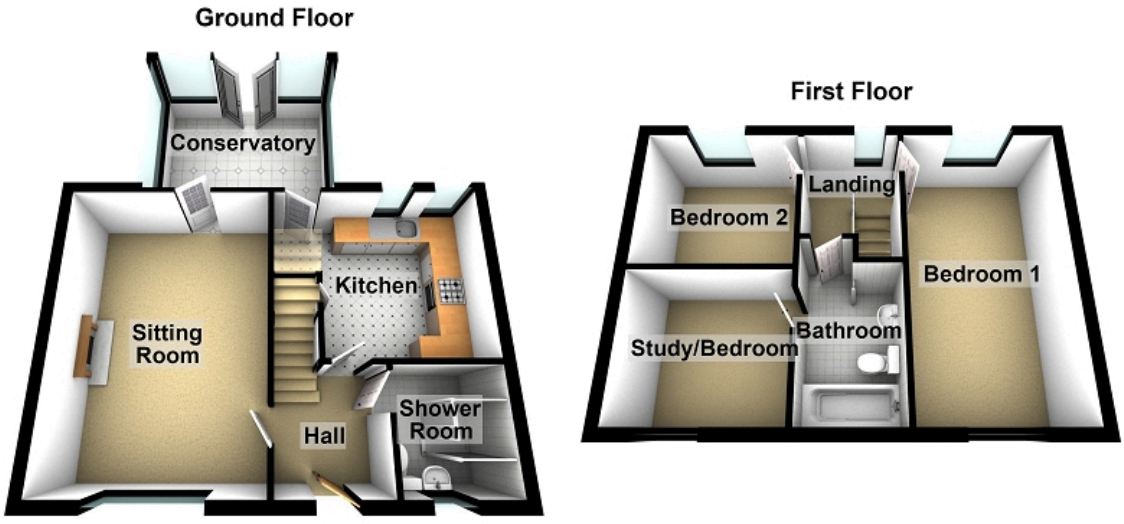










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