

Regulated by:



**RICS**



Since 1989

*Sought after position. A 2 bedroomed mid terraced house with off street parking. Carmarthen Town, West Wales*



**18 Richmond Terrace, Carmarthen, Carmarthenshire. SA31 1HE.**

**REF: R/2694/LD**

**£150,000**

\*\*\* Sought after position within a Town Centre location \*\*\* Spacious, stylish and well presented 2 bedroomed living accommodation \*\*\* Modern kitchen with mains gas fired central heating \*\*\* Suiting 1st Time Buyers/Investment Purchasers

\*\*\* Low maintenance garden area \*\*\* Gated and enclosed offering valuable off street parking

\*\*\* Short walk to the Town Centre and all nearby Schools and University \*\*\* Close proximity to Glangwili General Regional Hospital \*\*\* Commuter - National Rail and Public Transport Networks \*\*\* Fashionable Market Town of Carmarthen \*\*\* Contact Llion today

## LOCATION

The property is positioned centrally within Carmarthen Town Centre, being one of the largest urban conurbations North of Swansea and the M4. The Town offers a range of facilities and services including Regional Hospital and the University, key employment and Retail Centres in Mid Wales, and excellent connectivity to National Rail Network Station and the M4 Motorway. A range of Cafes, Bars, Restaurants, Supermarkets and everything for all your daily needs. The City of Swansea is a 20 minute drive to the South, with Cardiff being an hour's drive away.

## GENERAL DESCRIPTION

The property is well presented and offers deceptive 2 bedroomed accommodation. It enjoys part double glazing and mains gas central heating throughout. it enjoys a convenient and prominent Town location, enjoying rear views over Carmarthen Town F.C. Football Ground.

The property benefits from off street parking to the rear and a low maintenance garden and internally consists of the following:-

### FRONT PORCH

With access via a UPVC front entrance door.

### RECEPTION HALL

With access to the first floor accommodation via a timber staircase, radiator.



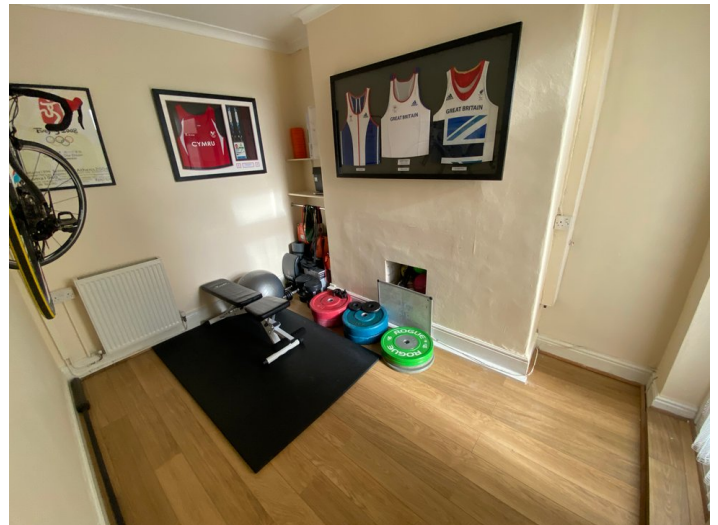
## LIVING ROOM

11' 7" x 10' 9" (3.53m x 3.28m). With timber flooring, radiator, alcove built-in cupboards, electric fireplace with a timber and marble surround, picture rail.



## DINING ROOM/POSSIBLE BEDROOM 3

11' 8" x 8' 9" (3.56m x 2.67m). With radiator, open fireplace, patio door opening onto the rear garden.



## KITCHEN

10' 8" x 8' 6" (3.25m x 2.59m). Having a fitted modern kitchen with wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, Beko electric oven and 4 ring gas hob with extractor hood over, plumbing and space for dishwasher, rear entrance door to the garden, radiator.



## UTILITY ROOM

With plumbing and space for automatic washing machine, tumble dryer, space for an upright fridge/freezer.



## CLOAKROOM/W.C.

With low level flush w.c., wash hand basin, extractor fan.

## FIRST FLOOR

### LANDING

With access to the loft space, vaulted roof window bring ample light down through the staircase and the galleried landing.



### BATHROOM

A pleasant fully tiled suite with panelled bath having a mains fed shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, airing cupboard with ample shelving, radiator and housing the Valiant mains gas fired central heating boiler.



## REAR BEDROOM 2

12' 3" x 9' 6" (3.73m x 2.90m). With radiator.



## FRONT BEDROOM 1

13' 9" x 11' 0" (4.19m x 3.35m). With built-in wardrobes, two windows to the front, radiator.



## EXTERNALLY

### GARDEN

Low maintenance, being laid to paved patio and a concrete yard area, currently offering valuable off street parking but could also be re-utilised and re-landscaped to offer an enclosed garden area. The whole enjoys rear views over Carmarthen Town Football Club.



### PARKING AND DRIVEWAY

Rear service access lane to the off street parking.

### FRONT OF PROPERTY



### AGENT'S COMMENT

A well presented comfortable property in a sought after location.

### VIDEO

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - 'C'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, part double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

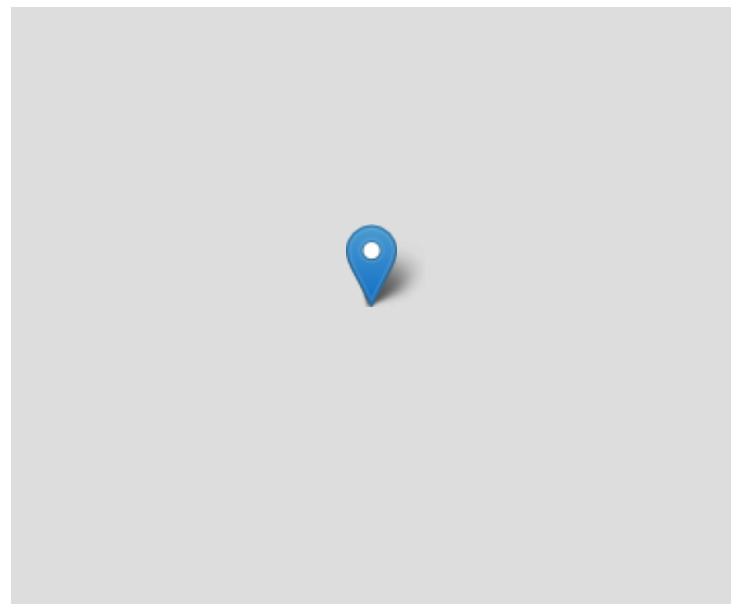
On entering the Town of Carmarthen, passing Glangwili General Hospital, continue into the Town and take the roundabout for the Town Centre and main Shopping Precinct. As you drive through Richmond Terrace the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	