



19 Steele Avenue, Carmarthen SA31 3DD

£1,000 To Let

Property Features

- 3/4-bedroom semi detached property
- Well presented throughout
- Enclosed rear garden
- Popular residential area
- Off road parking
- Within walking distance to the Carmarthen town centre
- STRICTLY NO SMOKING

Property Summary

Rees Richards & Partners are delighted to offer this well presented, three/four bedroom semi detached property in the popular market town of Carmarthen, benefitting from a reception hallway, living room, open plan dinning/kitchen area and a double bedroom. Stairs leading to the first floor with 3 bedrooms and a family bathroom. To the front, there is a driveway leading to a single garage and a rear enclosed lawned garden.



Full Details

Accommodation

Entrance Porch

Tiled Flooring.

Entrance Hallway

0.81m x 2.11m (2' 8" x 6' 11")

Radiator, oak boarded flooring and stairs leading to the first floor.

Living Room

4.19m x 3.71m (13' 9" x 12' 2")

Radiator, oak boarded flooring, electric fire and bay window to the front.



Bedroom 4/Dining Area

4.37m x 2.87m (14' 4" x 9' 5")

Radiator, oak boarded flooring, fitted wardrobes and windows overlooking the rear garden.

Dining Area

3.15m x 2.56m (10' 4" x 8' 5")

Radiator, tiled flooring and windows to the side.

Understairs Cupboard

Fitted shelving and window to the side.

Kitchen

5.23m x 2.56m (17' 2" x 8' 5")

Tiled flooring, window to side, french doors leading to the rear garden, base and wall units, integrated dishwasher, integrated fridge freezer, gas and electric cooking range.



First Floor

Landing

Access to attic space.



Family Bathroom

2.49m x 2.36m (8' 2" x 7' 9")
Tiled flooring and walls, heated towel rail W.C., wash hand basin with fitted storage draws, bath tub, shower extractor fan and window to rear.

Bedroom 1

3.93m x 3.43m (12' 11" x 11' 3")
Oak effect flooring, radiator and window to rear.

Bedroom 2

4.72m x 3.43m (15' 6" x 11' 3")
Bay window to the front, oak effect flooring and radiator.

Bedroom 3

2.46m x 2.44m (8' 1" x 8' 0")
Oak effect flooring, window to front and radiator.



Externally

Tarmacadam entrance driveway leading to a garage. Rear enclosed laid to lawn garden with an artificial grassed patio area.

Single Garage

4.82m x 2.54m (15' 10" x 8' 4")
Brick built with up and over garage door.

Further Information

Services

The property benefits from main electricity, water, drainage and gas.

Energy Performance Certificate

EPC Rating C (71).

Council Tax Band

Council Tax Band D.
Carmarthenshire County Council
Approximately £2,232.06 for 2025/2026





Letting Information

Rent - £1,000

Deposit - £1,250

Viewings

Strictly by appointment with the managing agents.
Please contact Rees Richards & Partners at the
Carmarthen office, 12 Spilman Street, Carmarthen,
SA31 1LQ.

Tel: 01267 612021

Email: abi@reesrichards.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		