

Character Beautifully Presented Family Home on Edge of Town Centre and Level Walk From. Wooden floors, Stained Glass Windows, Parking & Garden. Viewing Highly Recommended.



Llys Teg, College Road, Carmarthen. SA31 3EF.

£375,000

R/4394/NT

*** A Lovely character property in a popular area of Carmarthen Town and close to the University. *** Wooden floors, stained glass window, bay windows and fireplace, picture rails and high ceilings are some of the original features.*** Light and roomy with the property being superbly presented and in good decorative order throughout. *** Parking area to front and garden area to rear, the property has been tastefully modernized and is a must view for the modern family. *** Open plan kitchen/ dining and sitting area with sun room off to the rear with 3 good sized bedrooms and family bathroom to first floor.*** Planning Granted for Replacement Sun Room to Rear and Bedroom above existing Garage. Copy available.

College Road is a well regarded area of Carmarthen Town and close to the University and S4C welsh language television channel headquarters.



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Location

Carmarthen Town offers excellent facilities including shops with national and traditional retailers, Lyric Theater & Cinema, schools and eateries. Johnstown is nearby with secondary school, leisure centre and is within easy walking distance of Egin/ S4C television centre and Trinity St. Davids Wales University. Carmarthen also is home for Council Offices, Dyfed Powys Police Headquarters, Glangwili Hospital and Fire department. Bus and main line train station linking to Swansea, Cardiff and London Paddington.

Planning

Planning permission has been granted for Replacement sun room at rear with bedroom above existing garage to planning application number PL/ 07763 granted 22/07/2024. Copy available from the selling agent and via the County Council web site.

Entrance Hallway

Entrance door, double glazed window to the front, staircase to the first floor with storage under, tiled floor, radiator.

Doors to:



Living Room



4.06m x 3.78m (13' 4" x 12' 5")

Double double glazed front door, front garden, front

conservatory. A modern kitchen with a range of matching wall and base units with worktops over, 1 1/2 bowl sink with drainer and boiling water tap. Integrated double oven, grill and microwave, integrated 4 ring induction hob with extractor fan, a recycling unit, integrated dishwasher. Fireplace with space for an electric fire, 2 radiators. Wood style Herringbone finish floor.



Conservatory

3.2m x 2.72m (10' 6" x 8' 11")

External door and double glazed window to the rear overlooking the garden, dwarf wall radiator. Door to:

Bedroom 1

4.06m x 3.78m (13' 4" x 12' 5")

Double glazed bay window to the front, fitted wardrobes, 2 radiators.



Bedroom 2

4.1m x 3.78m (13' 5" x 12' 5")

Double glazed window to the rear, radiator.



Bedroom 3

3.33m x 3m (10' 11" x 9' 10")

Double glazed window to the rear, radiator.

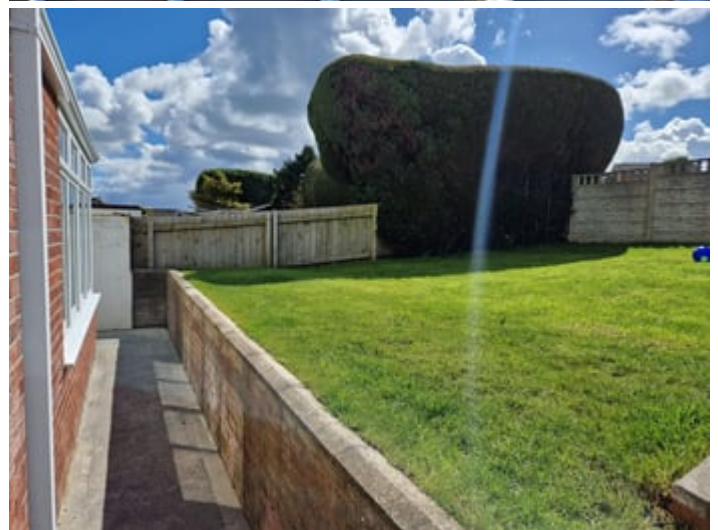


Family Bathroom

3.05m x 2.3m (10' 0" x 7' 7")

Two double glazed windows to the side, a double shower cubicle, oval bath, WC, wash hand basin, localised wall tiles, tiled floor, chrome heated towel rail, fitted storage cupboard.

Externally



Directions


Directions :

From the office in Lammas Street turn right into Water Street, at the traffic light carry straight on and after 75 yards turn left into Glannant Road and onto College Road and the property will be found a short distance after the speed camera on the left shown by a Morgan and Davies for sale board.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - 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 Website, Facebook and Instagram Page.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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