

*Beautiful Character Family Home on the Edge Of Carmarthen Town. Extended & Modernized by the Present Owners. Open Plan To Rear with Patio Doors to South Facing Garden.*



39 Lime Grove Avenue, Carmarthen. SA31 1SW.

£310,000

R/4416/NT

\*\*\* Beautifully presented family home. \*\*\* The property has been extensively modernized by the present owners to offer open plan dining/ sitting and kitchen area with views overlooking the south facing garden. \*\* Wooden floors, woodburner, picture rails and original fireplaces are some of the retained characteristics of this superb property along with ample parking and enclosed south facing garden and patio area to rear. \*\*\* Offering fresh light and roomy accommodation the property has double glazing and gas central heating The property is situated in a popular convenient location, close to The Fire Station and walking distance of town centre. \*\*\*



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## Location

Situated on the outskirts of Town centre in a popular and well regarded post code area within a short walk of the Fire station. Town offers shopping facilities with national and traditional retailers, Market, Lyric Theater and cinema, junior and secondary schools, eateries, bus and mainline train stations. The County and market town is also home to The Egin Centre for S4C Welsh Television Channel. Trinity St. Davids University of Wales, Council Offices and Dyfed Powys Police Headquarters.

A lovely family home that was extensively refurbished in 2017 which included electrics and new plumbing system. Early viewing highly recommended.

## Hallway

Wood block flooring, Radiator, staircase and doors to



## Living Room

3.7m x 3.5m (12' 2" x 11' 6")

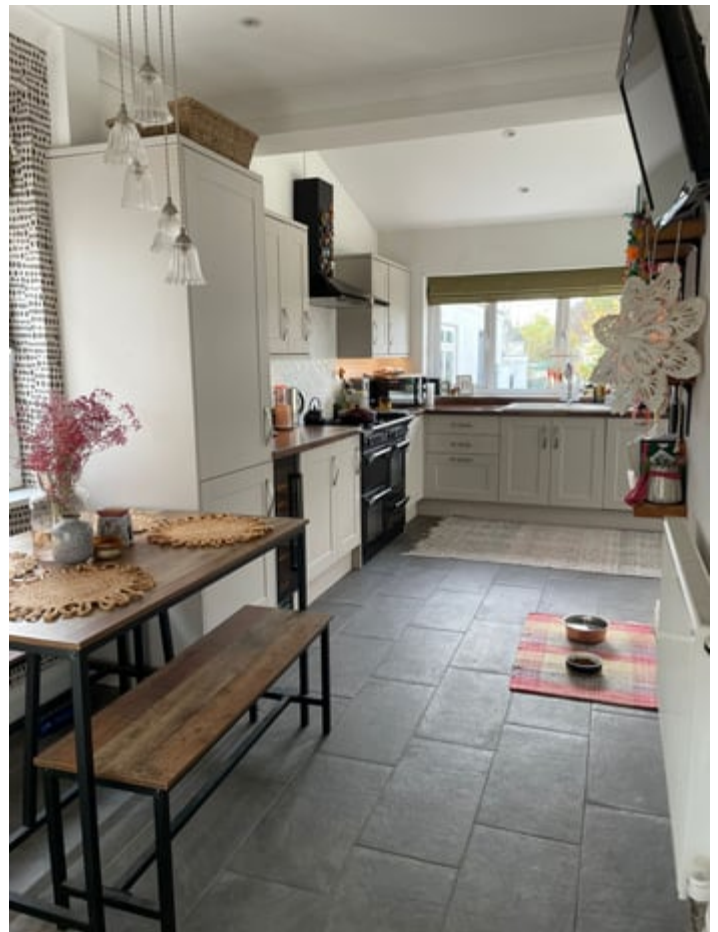
Wood burner on slate hearth and inset to chimney breast. Wood flooring, picture rail and double glazed window to front.



## Kitchen & Sitting Room L shaped.

2.41m x 3.37m (7' 11" x 11' 1") & 3.2m x 4.2m (10' 6" x 13' 9")

Range of base units with worktops over and matching wall units, one and a half bowl ceramic sink with single drainer and mixer tap attachment. Fitted dish washer, fridge freezer, Stoves cooking range with double oven and grill 7 ring gas hob with extractor fan over. Wine chiller Part tiled and wooden floor. Double glazed window and patio doors to rear & window to side. Understairs store cupboard Gas boiler which runs the central heating and hot water system. Velux window over. Opening to





### Landing

Loft access, window to side and doors to



### Bathroom

2.25m x 2.38m (7' 5" x 7' 10")

Freestanding bath with waterfall mixer tap freestanding. WC, vanity wash hand basin, shower cubicle, Tiled to dado, radiator, opaque double glazed window to rear and inset spotlights over.

### Dining Room

Radiator and wood style flooring.



### Bedroom

2.9m x 3.85m (9' 6" x 12' 8")

Wood flooring, feature fireplace with tiled surround, recess cupboard to side. Radiator, picture rail and double glazed window to rear.



### Bedroom

3.27m x 3.92m (10' 9" x 12' 10")

Double glazed window to front. Wooden floor, radiator, picture rail and feature fireplace with tiled surrounds.



### Bedroom

2.4m x 2.4m (7' 10" x 7' 10")

Double glazed window to front, wooden floor and radiator.



### Tenure and Possession

We are informed that the property is of freehold tenure.

### Services

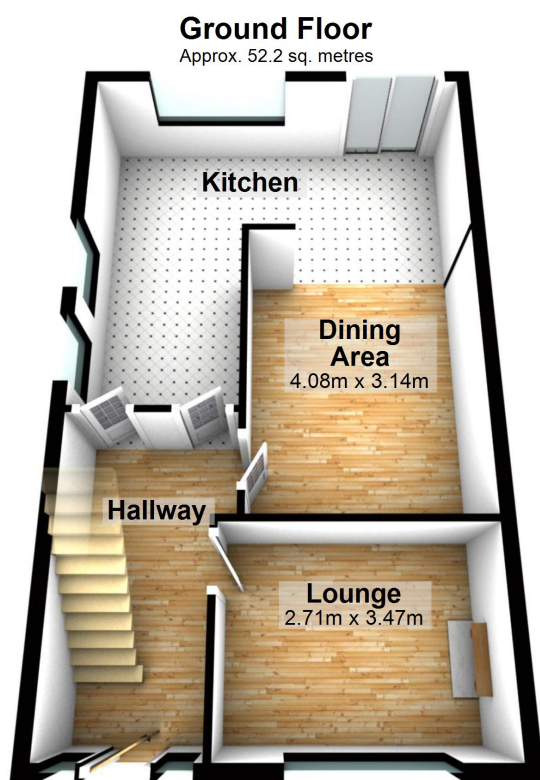
Mains water, electric, gas and drains. Gas central heating and hot water system.

### Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - D

### Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.



**Total area: approx. 93.7 sq. metres**

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.  
Plan produced using PlanUp.


## Directions

Directions : From the office after a short distance turn right into Water Street, at the traffic lights continue straight on. Through Water Street, Parc Yr Afon and onto Lime Grove Avenue. Just before the turning for the golf club and Fire Station the property will be found on the left hand side.

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

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also 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 Website, Facebook and Instagram Page.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(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 

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

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