

*Prepare to be Impressed. Superb Family Home, Renovated to an Excellent Standard 2022/23. Character Retained with a Modern Twist. Low Maintenance & Level Garden and Parking. Early Viewing Is Recommended.*



18 St Nons Avenue, Carmarthen. SA31 3DJ.

£295,000

R/5112/NT

Prepare to be impressed. Modernised in 2022/23 to an excellent standard. Retro radiators, herringbone floors, Superb kitchen & dining area opening out to the level low maintenance garden area with Garage used as sun room and store. Bay windows with internal shutters, stained glass window to landing, fitted wardrobes, Bluetooth speaker system to kitchen and media centre to living room, where do we stop !! Patio area, level low maintenance south facing garden. Parking to front. A modern twist but retaining its character and charm. A short walk from Town centre, park & Tesco



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## Location

Carmarthen Town offers excellent facilities including schools both junior and secondary, University, Egin/ S4C complex. Lyric Theatre and cinema. Council offices, Dyfed Powys Police Head quarters, excellent shopping facilities with traditional and national retailers.

## Property

The property was extensively modernised to an excellent standard in 2022/23. Attention to details was the priority with herringbone wood manufactured floor, tiled floor, Bluetooth sound system to kitchen, Media wall in living room, shuttered and double glazed windows with feature stained glass window to landing, new electrical system, Gas Boiler with Nest heating system, retro radiators, the list is endless. Externally parking area to front, side access to rear low maintenance south facing garden with lovely patio area and artificial Astro turf grass. Games Room / Garage finishes this beautiful property off and awaits the next family to enjoy this great property. Early viewing is recommended.



## Hallway

Herringbone wood manufactured floor, Staircase with reinforced glass side, Radiator, store cupboard, window to side and front entrance door. Door to



## Cloakroom

WC and wash hand basin.

## Living Room

2.8m x 4.05m (9' 2" x 13' 3")

Media wall with room for TV and lovely electric flame effect fire. Colum Radiator. Bay window to front with internal shutters. Herringbone wood manufactured flooring.

## Kitchen / Dining Area

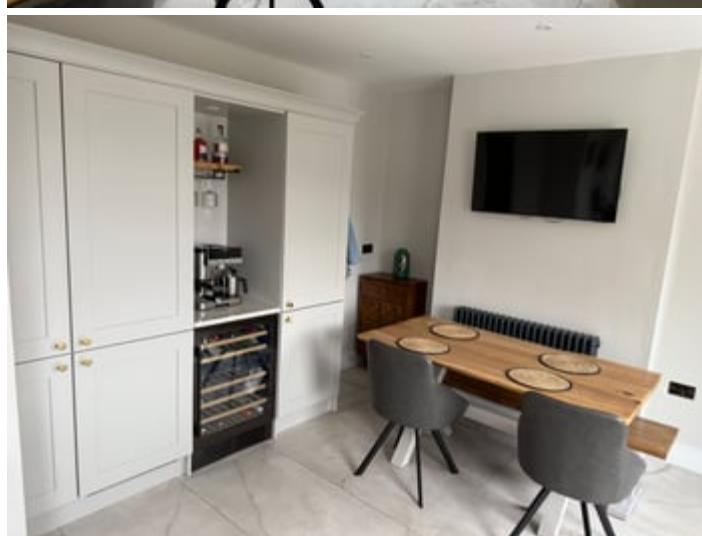
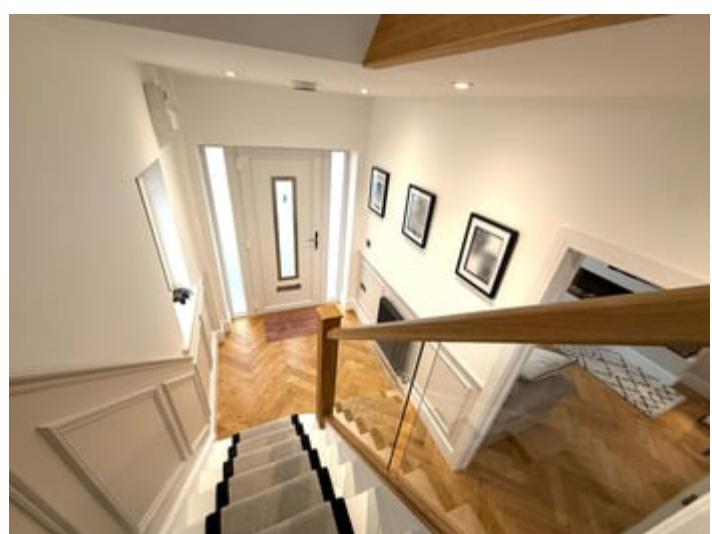
5.5m x 2.67/4.9m (18' 1" x 8' 9")

Range of base units with Quarts worktops over and matching wall units. Sink unit with single drainer. Breakfast bar. Inset spotlights over. Fitted dishwasher, Neff oven and microwave oven, Neff hob with extractor fan over. Large fridge, Tallboy cupboard, tiled floor and radiator. Double glazed window to rear. French doors with side glazed panels.



## Landing

Loft Access, Stained glass window to side. Doors to



## Bedroom 2

2.11m x 2m (6' 11" x 6' 7")

Window to front and radiator.



### Bedroom 3

02.9m x 4.2m (9' 6" x 13' 9")

Bay window to front. Radiator, wall lights and a range of fitted wardrobes with 2 x 2 doors.



### Bedroom 1

3.35m x 4.7m (11' 0" x 15' 5")

Bay window to rear, radiator and fitted wardrobe with double doors.



### Bathroom

2.09m x 2.76m (6' 10" x 9' 1")

Opaque window to side and rear. Shower cubicle 1.38m long, Vanity wash hand basin. WC. Radiator and extractor fan.



## Externally

Parking for 3 cars to the front of the property. Side access to the superb rear garden area south facing with patio area off the rear of the property. Level artificial grassed area with Garage / Play Room area. Enclosed rear garden.



## Garage / Play Room

6.7m x 3.1m (22' 0" x 10' 2")

Double glazed double doors to front. Window & door to side. Electric and lights.





## Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: 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/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and mains gas central heating.

## Tenure and Possession

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

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Off Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

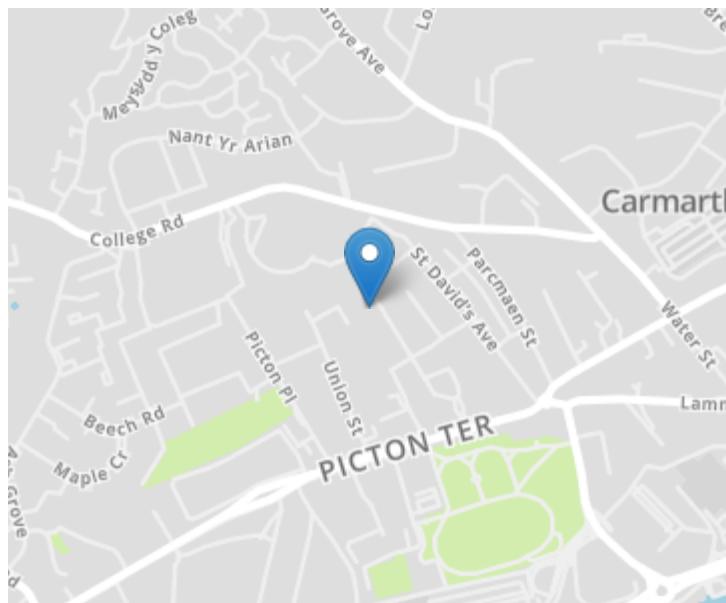
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

### Construction Type

Traditional



## Directions

Directions : From the office continue to the end of Lammes Street. Keeping to the right and at the end turn right and at the roundabout take the second junction off into St. Davids Street. Continue on and turn second left into St. Nons Avenue. Carry on for 100 yards and the property will be found on the right hand side.

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

**Carmarthen Office**  
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