

*Well presented extended with views to rear. Garden & Drive for parking. Double Glazing and Gas Central Heating. Ideal Investment or First Time Purchasers Property.*



16 Brewery Road, Carmarthen. SA31 1TB.

£190,000 Offers in Region of

R/4082/NT

Extended property being well presented and in good decorative order. The property boasts a lovely open plan kitchen/dining area with patio doors to rear. Extensive views to rear elevation and a walk to town center and close to the fire station headquarters. Offering light and roomy accommodation with double glazing and gas central heating. Solar Panels to roof generating an income on feed back to the national grid. Drive to front with own parking the property is ideal for first time purchasers or similar.

Carmarthen Town offers excellent shopping facilities with both National and Traditional retailers. Schools, leisure facilities, eateries and public houses. Bus and rail stations. Short distance to Fire Brigade in Lime Grove Avenue.



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Entrance Hallway

Double Glazed entrance door and door to

## Inner Hallway

With cloak hooks. Radiator. Staircase to First Floor.

## Living Room



13' 8" x 11' 4" (4.17m x 3.45m) .

PVCu double glazed window overlooking the rear garden. 2 Wall light fittings. Feature fireplace with alcove to one side. 2 TV points. Telephone point. Glazed/panelled stable type door to

## Dining Room



16' 10" x 9' 4" (5.13m x 2.84m)

With ceramic tiled floor. Double aspect. Radiator. PVCu double glazed 'French' doors to and overlooking the rear paved sun terrace. PVCu double glazed window to fore. Recessed downlighting. Cupboard Recess With plumbing for washing machine. Wall mounted gas fired 'Ideal' central heating combi boiler. Pv panel DC isolator and meter. Electricity consumer unit and meter. Opening to

## Kitchen



13' 11" x 8' 8" (4.24m x 2.64).

Double aspect to front and rear. Smoke detector. Ceramic tiled floor. Radiator. Range of fitted base units with worktops over. and eye level kitchen units incorporating a 1 1/2 bowl sink unit, gas hob, new 'Hoover' electric oven and canopied cooker hood.

## Landing

Radiator and PVCu double glazed window to fore. Access to partly boarded attic space via a loft ladder.

## Bedroom 2



13' 8" x 9' 6" (4.17m x 2.90m)

Plus built-in wardrobe off over the stairwell. PVCu double glazed picture window with views over Carmarthen and beyond. Radiator. Built in airing cupboard with shelving and radiator.

## Bathroom



6' 10" x 5' 6" (2.08m x 1.68m)

Wall tiles. Ceramic tiled floor. Chrome towel ladder radiator. Inset Spotlights to ceiling. Double glazed window. Bathroom cabinet. WC, wash hand basin, bath with shower and side screen over and hand held shower.

## Inner Landing

Door to

## Bedroom 3

9' 9" x 6' 5" (2.97m x 1.96m)

Wardrobes/cupboards to 1 wall. Radiator. PVCu double glazed window with a view over Carmarthen and beyond.

## Bedroom 1



14' 4" x 8' 4" (4.37m x 2.54m)

With triple aspect - with views over Carmarthen, the Lower Towy Valley and beyond. Access to boarded loft.

## Externally



Tarmacadamed driveway giving parking area, Walled/gated tarmacadamed forecourt providing private car parking for up to 3 vehicles. Gated footpath to one side. South facing rear enclosed garden with lawn and paved sun terrace, decked terrace and decoratively stoned areas. Outside light and water tap. From the rear garden views are enjoyed over Carmarthen.

## Tenure And Possession

We are informed the property is of Freehold Tenure.

## Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is : C

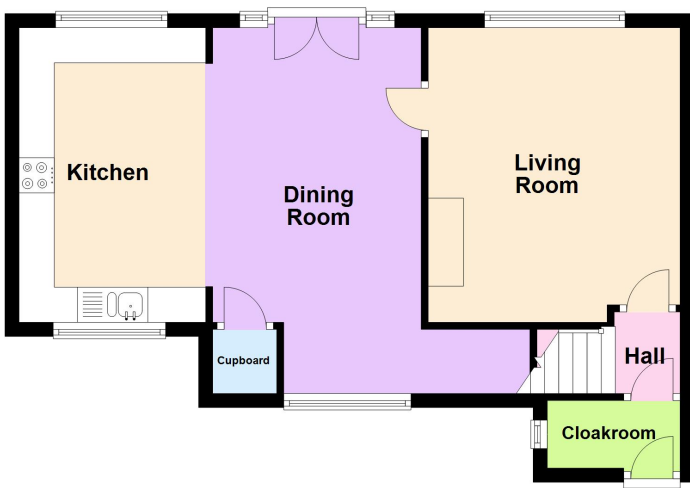
**Money Laundering Regulations**

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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

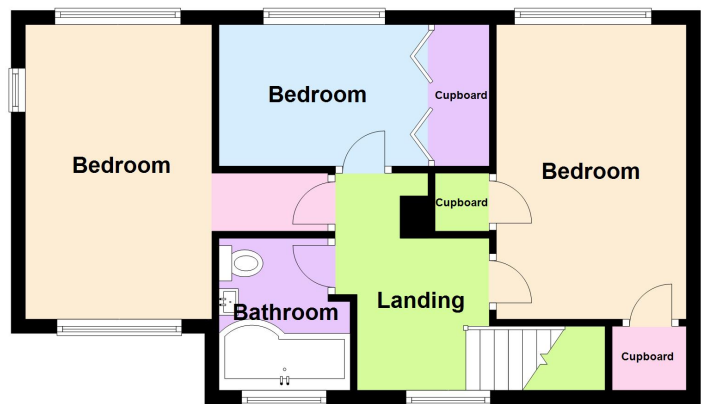
**Services**

We are informed by the current vendor that the property benefits from mains water, drainage and mains gas.

**Ground Floor**  
Approx. 519.3 sq. feet



**First Floor**  
Approx. 494.9 sq. feet



Total area: approx. 1014.2 sq. feet

## Directions

From the office carry on 50 yards and turn right into Water Street. At the traffic lights turn right into Catherine Street. Carry on passed the shopping center and after 50 yards turn left into Waterloo Terrace. Carry on this road and climb the hill of Brewery Road and the property will be found on the left hand side half way up the hill. Approx. 75 yards after the turning for Brynhaul Street.

**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

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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



Regulated by

**RICS**<sup>®</sup>