

Extended Property Well Presented With Large Enclosed Side & Rear Garden Area. Garage For Storage Nearby. Light and Roomy With 2 Reception Rooms. Corner Plot Viewing Highly Recommended.



36 Maple Crescent, Carmarthen. SA31 3PS.

£165,750

R/4782/NT

Large enclosed garden area to side and rear. The property has a lovely Kitchen area extension to rear and patio doors off the sitting room overlooking the garden. Lovely openings giving light and roomy accommodation which also has gas central heating and double glazing.

Detached garage located nearby suitable for storage, the property is ideal for the first time purchaser looking for space, large garden area and to be close to town centre and the leisure centre and schools at Johnstown. A large corner plot with internal viewing highly recommended.



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Location

Conveniently situated for both town centre and Johnstown in a popular area. Town offers shops both traditional and national. Lyric theatre and cinema. Schools and popular eateries. University, council offices and police & fire brigade headquarters. Johnstown has shops, leisure centre and secondary school.

Front Reception Hallway

Side window, entrance door and door to.

Front Living Room

4.4m x 3.25m (14' 5" x 10' 8")

Double glazed window and radiator.



Dining / Sitting Room

5.3m x 2.5m (17' 5" x 8' 2")

Patio doors to the rear overlooking the garden and patio area. Radiator and understairs store area.



Kitchen

2.6m x 4.6m (8' 6" x 15' 1")

Range of base units with worktops over and matching wall units. One and a half bowl stainless steel sink unit with single drainer. Plumbing for washing machine, electric 4 ring hob with extractor fan over. Electric oven with grill. Radiator, side entrance door, double aspect to side and rear. Tiled floor.



Landing

Store cupboard includes gas boiler running the central heating and hot water system. Loft access with pull down ladder and is partly boarded. Window to side with Daffodil motif inset.



Bathroom

1.67m x 2.01m (5' 6" x 6' 7")

Panelled bath with side screen and shower over. Pedestal wash hand basin. WC and chrome towel radiator.

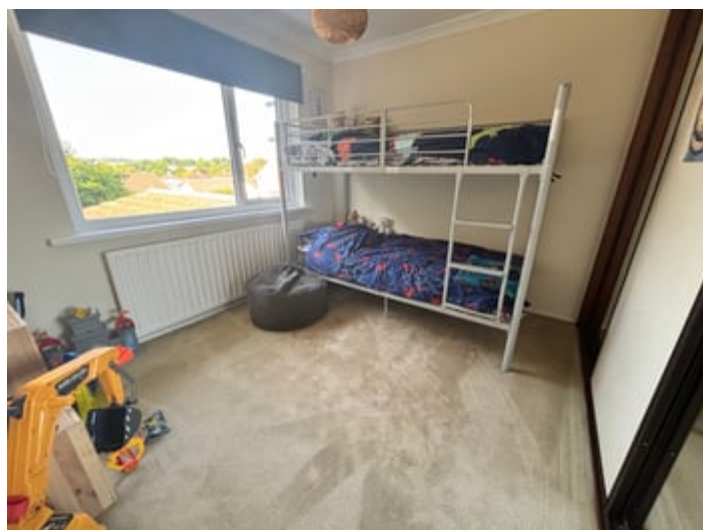
Opaque double glazed window to rear. Wall and floor tiles.



Bedroom

3.2m x 2.6m (10' 6" x 8' 6")

Double glazed window to rear. Radiator. Fitted wardrobe with 3 sliding doors.



Bedroom

3.7m x 2.9m (12' 2" x 9' 6")

2 x Double glazed window to front. Radiator. Fitted wardrobes with 3 sliding doors.



Externally

Enclosed rear and side large garden area. Ideal for enjoyment and self sufficiency gardening. Patio area from the rear of the property overlooking the garden and views beyond.





Detached Garage Nearby



Detached Garage 2.4m x 4.9. Steel framed double doors to front. Leasehold with a yearly payment the Carmarthenshire County Council of £11.88. This is situated some 200 yards away from the property.

Services

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

Tenure

We are informed that the property is freehold and vacant possession on completion.

Council Tax Band

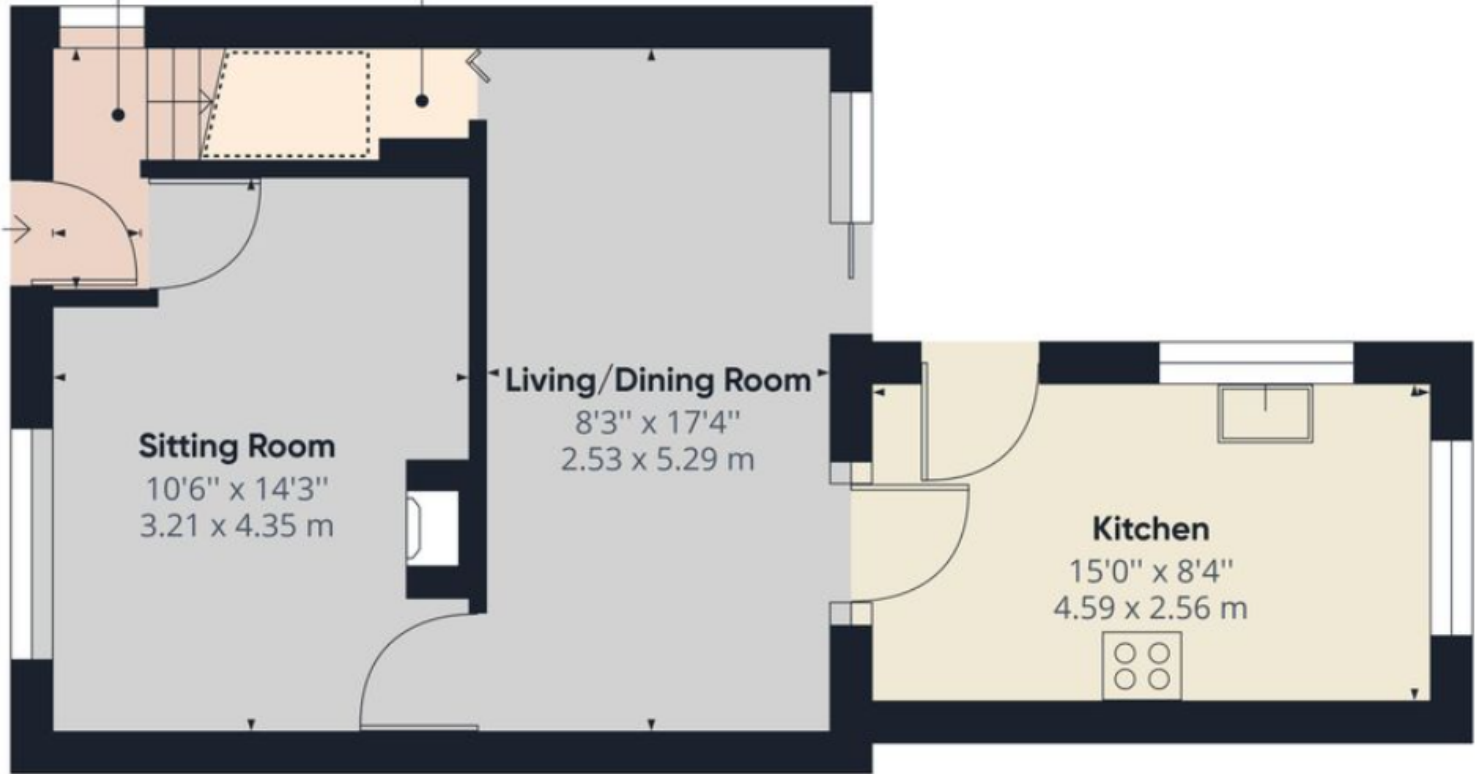
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: B.

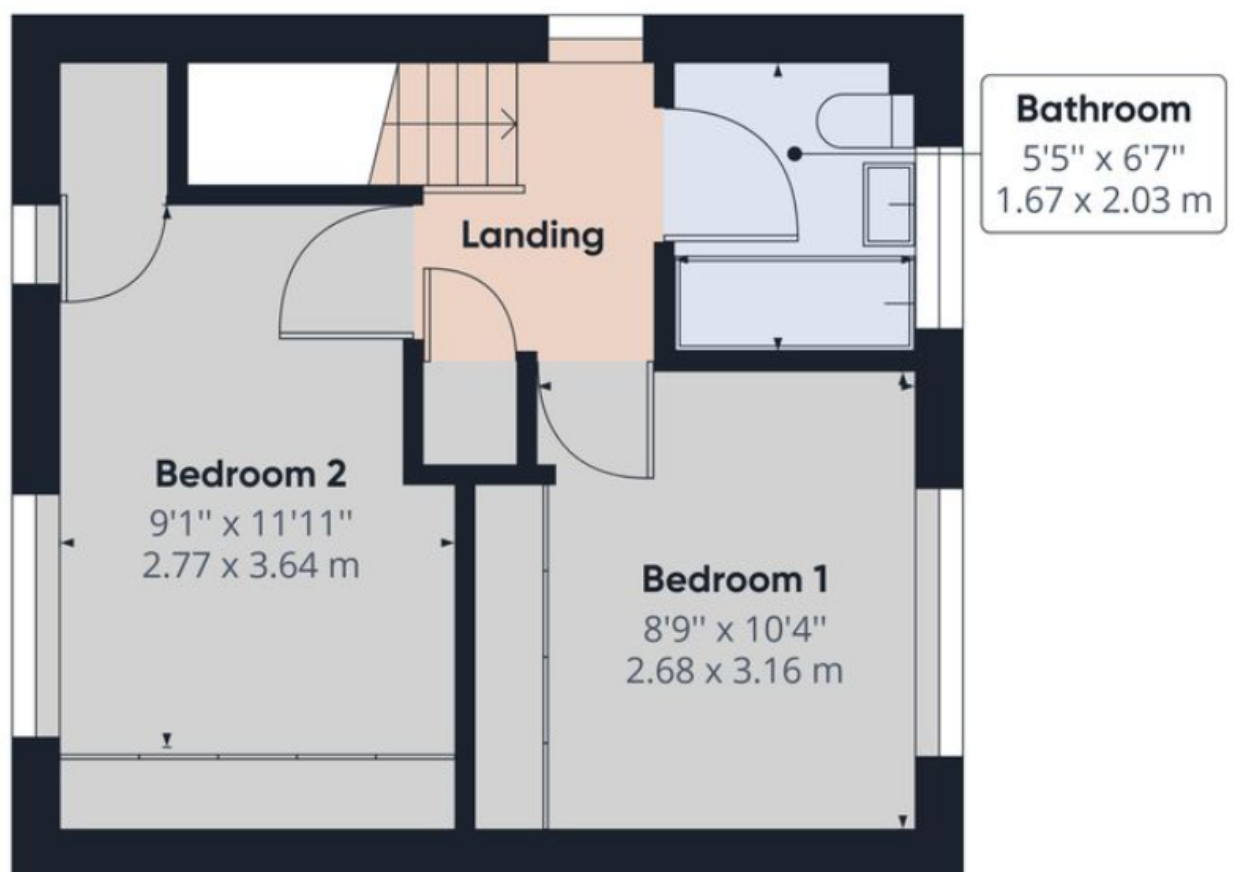
Money Laundering Regulations

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.

Hallway
2'4" x 5'11"
0.72 x 1.81 m

Cupboard





MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Garage. On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

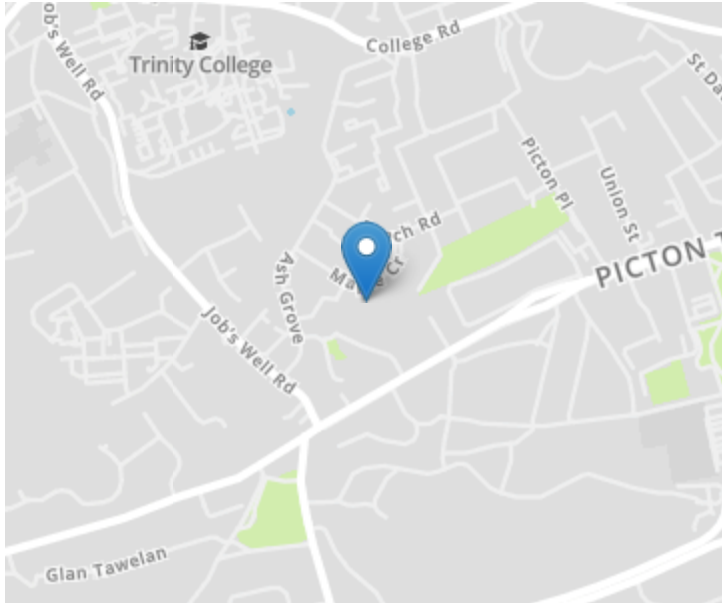
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

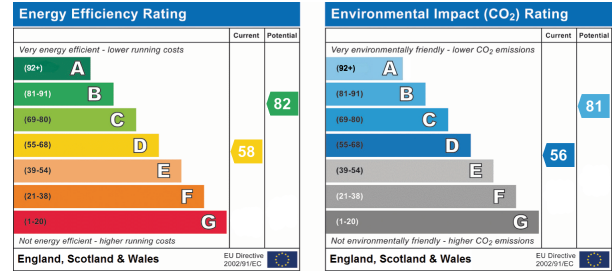
Any easements, servitudes, or wayleaves? No

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



Directions

Directions : From the office continue to the end of Lammas Street. Keeping to the right and at the roundabout take the first junction off the the left. Carry on through Park Terrace and turn 3rd right into Picton Place. Carry on and turn left into Penbryn Avenue and at the T junction turn left and immediate right. Turn second left into Maple Crescent carry on and the property will be found on the left hand side in the corner after the first parking lay by.



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

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