

*Popular location - Walking distance to Carmarthen Town Centre. Garden, enclosed patio area and parking to the rear*



16 Parcyrafon, Carmarthen, Carmarthenshire. SA31 1RL.

£195,000

REF: R/4021/NT

\*\*\* 4 bedroomed semi detached residence \*\*\* In need of modernisation \*\*\* Spacious accommodation \*\*\* Viewing recommended \*\*\* Parking to the rear \*\*\* Enclosed patio area \*\*\* Level walking distance of Carmarthen Town Centre

\*\*\* A spacious property in a popular location - On the outskirts of Carmarthen Town Centre and being a level to the Town Centre itself \*\*\* The property has gas central heating and double glazing \*\*\* Offers 4 bedroomed accommodation \*\*\* Is in need of modernisation but having some original features, as in parquet flooring, picture rails and a large open plan living and dining area \*\*\* Kitchen and separate utility area

\*\*\* The property has parking to the rear and enclosed low maintenance patio area with lawned garden to the front



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## LOCATION

Carmarthen Town offers excellent shopping facilities, with national and traditional Retailers, Junior and Secondary Schooling, Bus and Rail Stations, and M4 dual carriageway connection is available. It is within easy level walk to the shopping precinct with Cinema, Multi Storey Car Park, Eateries, etc.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### SIDE HALLWAY

Via entrance door with staircase, radiator, understairs recess and doors off,

## LIVING ROOM



16' 7" x 11' 7" (5.05m x 3.53m). With gas flame effect fire, bay window to the front and parquet flooring. Opening to

## SITTING/ DINING ROOM



13' 0" x 10' 10" (3.96m x 3.30m). With double glazed window to the rear, radiator, parquet flooring, picture rail,

**UTILITY ROOM**

7' 4" x 7' 0" (2.24m x 2.13m). With stainless steel sink unit with single drainer and base units, plumbing and space for washing machine, space for fridge, rear door, tiled floor, gas boiler which runs the central heating and hot water system, radiator.

**SEPARATE W.C.**

With opaque double glazed window to the rear,

**KITCHEN/BREAKFAST ROOM**

15' 0" x 7' 3" (4.57m x 2.21m). With double aspect to the front and rear, stainless steel sink unit with single drainer, space for cooker, range of base units with work tops over and matching wall units.

**FIRST FLOOR****LANDING**

With loft access via pull down ladder, double glazed window to the side, door to

**BEDROOM 1**

15' 0" x 7' 3" (4.57m x 2.21m). With double aspect to front and rear, radiator.

**BATHROOM**

10' 9" x 4' 4" (3.28m x 1.32m). With panelled bath, pedestal wash hand basin, w.c., opaque double glazed window to side and rear, shower cubicle, radiator.

**BEDROOM 2**

10' 9" x 9' 5" (3.28m x 2.87m). With double glazed window to the rear, radiator.

**BEDROOM 3**

14' 6" x 10' 10" (4.42m x 3.30m). With double glazed window to the front, radiator.

**BEDROOM 4**

10' 10" x 6' 7" (3.30m x 2.01m). With double glazed window to the front, radiator.

**EXTERNALLY****GARDEN**

To the front of the property is Pedestrian access with steps leading up to the patio area with front lawned garden. To the rear is an enclosed patio area, being low maintenance, and also having a rear entrance with parking for vehicles.

**TENURE AND POSSESSION**

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

## **COUNCIL TAX**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - '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 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 Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas.

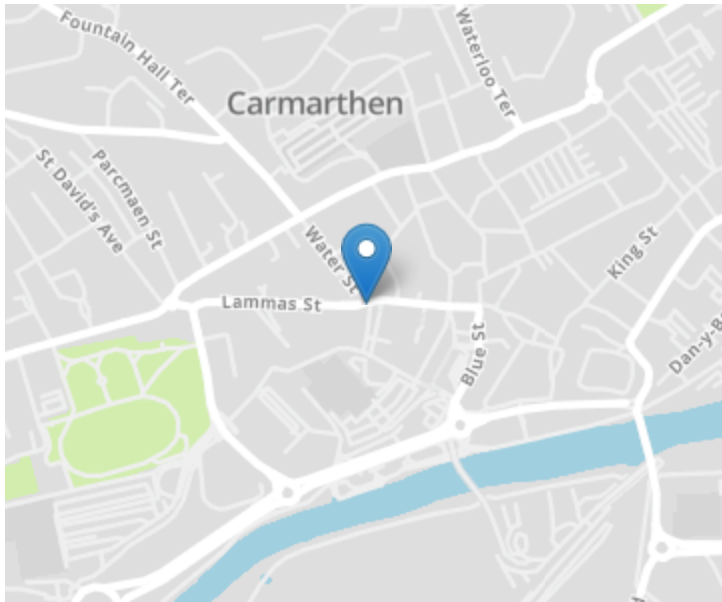
### Directions


From Morgan & Davies in Lammas Street continue on for 50 yards and turn right into Water Street. At the traffic lights continue straight on and carry on passing the Dairies Sports and Social Club on your right hand side. Continue on for approximately 50 yards and the property will be found on your left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or [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'.

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| Energy Efficiency Rating                    |          | Current   | Potential   |
|---|----------|-----------|---|
| Very energy efficient - lower running costs |          |           |   |
| (92+)                                       | <b>A</b> |           |   |
| (81-91)                                     | <b>B</b> |           | <b>85</b>   |
| (69-80)                                     | <b>C</b> |           |   |
| (55-68)                                     | <b>D</b> | <b>63</b> |   |
| (39-54)                                     | <b>E</b> |           |   |
| (21-38)                                     | <b>F</b> |           |   |
| (1-20)                                      | <b>G</b> |           |   |
| Not energy efficient - higher running costs |          |           |   |
| <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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