

Sought after position. A 2 bedroomed mid terraced house with off street parking. Carmarthen Town, West Wales



18 Richmond Terrace, Carmarthen, Carmarthenshire. SA31 1HE.

£160,000

REF: R/5035/LD

*** Sought after position within a Town Centre location *** Spacious, stylish and well presented 2 bedroomed living accommodation *** Modern kitchen *** UPVC double glazing, mains gas fired central heating and good Broadband connectivity *** Suiting 1st Time Buyers/Investment Purchasers

*** Low maintenance garden area - Gated and enclosed offering valuable off street parking

*** Short walk to the Town Centre and all nearby Schools and University *** Close proximity to Glangwili General Regional Hospital *** Commuter - National Rail and Public Transport Networks *** Fashionable Market Town of Carmarthen *** Viewings recommended - Perfect Town House



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LOCATION

The property is positioned centrally within Carmarthen Town Centre, being one of the largest urban conurbations North of Swansea and the M4. The Town offers a range of facilities and services including Regional Hospital and the University, key employment and Retail Centres in Mid Wales, and excellent connectivity to National Rail Network Station and the M4 Motorway. A range of Cafes, Bars, Restaurants, Supermarkets and everything for all your daily needs. The City of Swansea is a 20 minute drive to the South, with Cardiff being an hour's drive away.

GENERAL DESCRIPTION

The property is well presented and offers deceptive 2 bedroomed accommodation. It enjoys part double glazing and mains gas central heating throughout. it enjoys a convenient and prominent Town location, enjoying rear views over Carmarthen Town F.C. Football Ground.

The property benefits from off street parking to the rear and a low maintenance garden and internally consists of the following:-

FRONT PORCH

With access via a UPVC front entrance door.

RECEPTION HALL

With access to the first floor accommodation via a timber staircase, radiator.



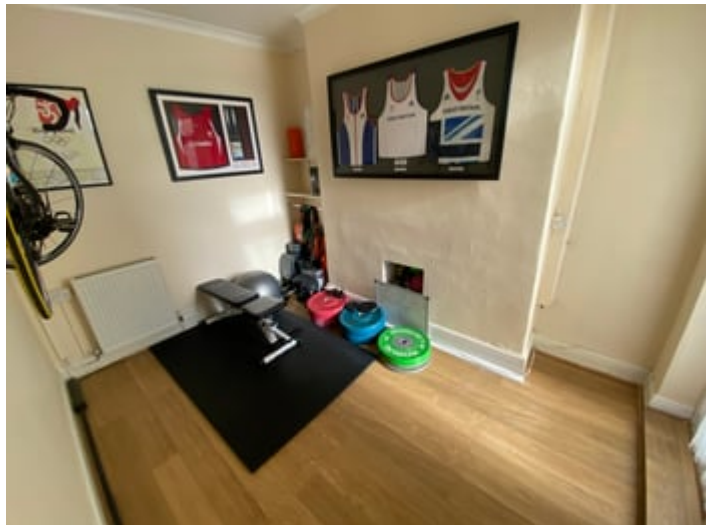
LIVING ROOM

11' 7" x 10' 9" (3.53m x 3.28m). With timber flooring, radiator, alcove built-in cupboards, electric fireplace with a timber and marble surround, picture rail.



DINING ROOM/POSSIBLE BEDROOM 3

11' 8" x 8' 9" (3.56m x 2.67m). With radiator, open fireplace, patio door opening onto the rear garden.



KITCHEN

10' 8" x 8' 6" (3.25m x 2.59m). Having a fitted modern kitchen with wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, Beko electric oven and 4 ring gas hob with extractor hood over, plumbing and space for dishwasher, rear entrance door to the garden, radiator.



UTILITY ROOM

With plumbing and space for automatic washing machine, tumble dryer, space for an upright fridge/freezer.



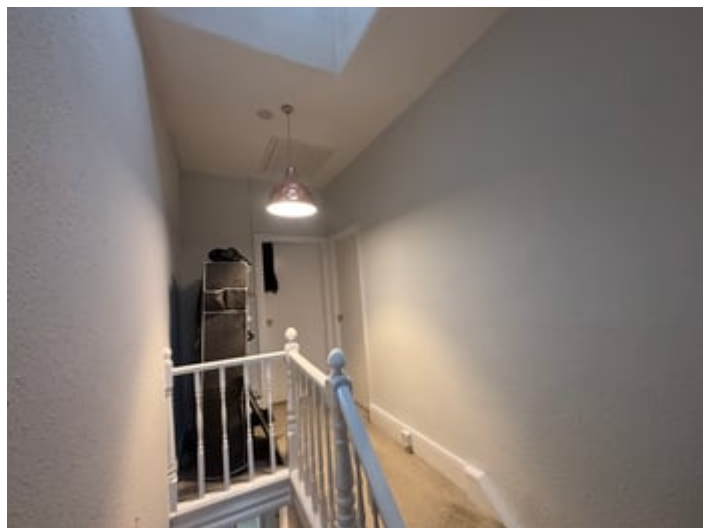
CLOAKROOM/W.C.

With low level flush w.c., wash hand basin, extractor fan.

FIRST FLOOR

LANDING

With access to the loft space, vaulted roof window bring ample light down through the staircase and the galleried landing.



BATHROOM

A pleasant fully tiled suite with panelled bath having a mains fed shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, airing cupboard with ample shelving, radiator and housing the Valiant mains gas fired central heating boiler.



REAR BEDROOM 2

12' 3" x 9' 6" (3.73m x 2.90m). With radiator.



FRONT BEDROOM 1

13' 9" x 11' 0" (4.19m x 3.35m). With built-in wardrobes, two windows to the front, radiator.



EXTERNALLY

GARDEN/PARKING AREA

Low maintenance, being laid to paved patio and a concrete yard area, currently offering valuable off street parking but could also be re-utilised and re-landscaped to offer an enclosed garden area. The whole enjoys rear views over Carmarthen Town Football Club.



PARKING AND DRIVEWAY

Rear service access lane to the off street parking.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENT

A well presented comfortable property in a sought after location.

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 - '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 Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, part double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Council Tax: Band C

N/A

Parking Types: Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (59)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

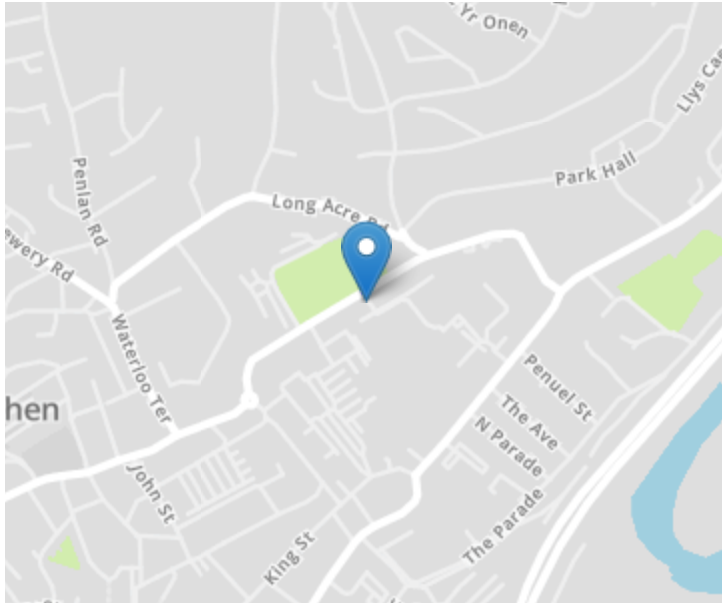
Any risk of coastal erosion? No

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

On entering the Town of Carmarthen, passing Glangwili General Hospital, continue into the Town and take the roundabout for the Town Centre and main Shopping Precinct. As you drive through Richmond Terrace the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - 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 Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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