

*Elegant Period Property Just Off Town Centre. Good sized Garden & Parking. Rare Opportunity
For A Character Property In Town To Come To Market*



Ashleigh, 19 Wellfield Road, Carmarthen. SA31 1DS.

£465,000 Offers in Region of

R/4096/NT

A Rare Opportunity Not to be Missed. Character Property in the well regarded area of Wellfield Road, Carmarthen. Grounds include large garden area to rear, parking to front and rear. Wrought iron gated entrance and front matching rails. The property in need of modernization offers grandness both to look at and internally with high ceilings, original fireplaces, picture rails, plate rack, sash and Bay windows. 3 Reception rooms, open plan Kitchen/ breakfast room with 4 Double Bedrooms and 2 upstairs bathrooms with 2 staircases leading up with a stained glass window to the landing and hallway area. Rear Sun room looking out onto the lawned garden and parking area. The property is a must see with early viewing recommended.

Carmarthen Town offers superb facilities with shops, cinema, Lyric Theater, schools and great eateries. Bus and main line rail station connecting to Swansea, Cardiff and London Paddington. M 4 Dual carriageway connection.

Council Tax Band G EPC Rating 46



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Agents Comments

A lovely character property which rarely comes to market in Carmarthen Town. Original features have been kept and although needing some modernization the residence offers a rare opportunity for great family occupation. Nicely tucked away but within walking distance of Town Centre. Sash and bay windows, plate display shelf, picture rails, fireplaces and 2 staircases to the 4 double bedrooms and 2 bathrooms on the 1st floor. Plenty of opening for natural light to enter the property. Large plot area includes gated access to front parking and side access to further parking area and gently sloping lawned garden area and garage/ car port. Viewing is a must.

Location

Situated in a popular residential area of Carmarthen Town and within easy walk of town center. Good shopping facilities with national and traditional retailers. Junior and secondary schools, leisure center, cinema, theater and popular eateries. Bus and rail stations and M4 dual carriageway connection. Less than a mile from West Wales General hospital.

Reception

Tiled floor, entrance door and half glazed door to

Hallway

Radiator, Plate rack shelf, Main staircase, window to rear with part stained glass inset. Doors to

Sitting Room

14' 4" x 11' 7" (4.37m x 3.53m)

2 x radiators, 2 x windows to front. Feature fireplace with electric flame effect fire. Door to



Kitchen/ Breakfast Room

17' 9" x 10' 7" / 14' 5" (5.41m x 3.23m)

A range of base units with work tops over and matching self unit over with wooden bun handles to drawers and doors. Display shelves and store cupboard. Ceramic sink unit with single drainer. Double aspect to rear and side. Former fireplace with mantle over. Rear staircase.



Pantry / Cold Room

7' 7" x 5' 7" (2.31m x 1.70m)

Sun Room

19' 1" x 8' 6" (5.82m x 2.59m)

Rear entrance door. Full length window to rear to enjoy looking over the rear garden. Belfast sink unit, Plumbing for washing machine, Tiled floor and door to

Store Room

7' 0" x 8' 5" (2.13m x 2.57m)

Dining Room

13' 6" x 12' 10" (4.11m x 3.91m)

Bay window to front. Feature open fireplace. Radiator.



Lounge

18' 10" x 13' 0" (5.74m x 3.96m)

Bay window to front. Gas flame effect fire with hearth and TV shelf to side. 3 x radiators.



Cloakroom

6' 4" x 4' 7" (1.93m x 1.40m)

Wash hand basin, radiator and door to separate WC 5'8" x 3'7".

Landing

Leaded and part stained glass window to rear. Arches to Inner Hallway. Radiator and doors to :



Bathroom

11' 2" x 4' 6" (3.40m x 1.37m)

Shower cubicle, wash hand basin, localized wall tiles. Radiator. Window to rear.



Bedroom

18' 10" x 13' 0" (5.74m x 3.96m)

2 x Windows to front. Fitted wardrobe and matching chest of drawers. Radiator.



Bedroom

13' 7" x 11' 10" (4.14m x 3.61m)

2 x Windows to front, store cupboard and radiator.



Side Landing

Window to rear. Staircase from Kitchen.

Office

7' 6" x 3' 9" (2.29m x 1.14m)

Window to front and radiator.

Bedroom

14' 4" x 12' 0" (4.37m x 3.66m)

2 x windows to front. Store cupboard and radiator.



Bedroom

14' 6" x 9' 4" (4.42m x 3.66m)

Airing cupboard with Vaillant gas boiler and water tank.

Window to side and radiator.



Bathroom

12' 0" x 8' 6" (3.66m x 2.59m) Max

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin, part tongue and grooved walls, window to rear. Radiator and towel radiator. Seperate WC with window to rear.

Externally

White painted wrought iron front boundary to stone wall with pillars and gated entrance. Sweeping drive around a central lawned area with Acer Tree. Scattered shrubs and flowers to lawned area. Side access to rear parking area with steps to gently sloping lawned garden. Central path arch by apple trees.

Car Port with storage areas above. the building may have potential to convert subject to planning.





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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Tenure

The property is freehold.

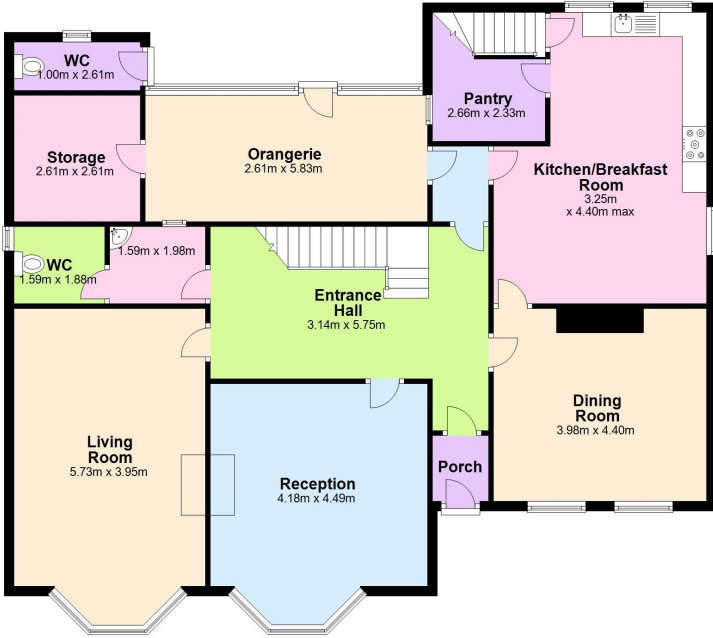
Services

Mains water, electric, gas and drains. Gas Boiler which runs the hot water and central heating system.

Council Tax

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

Ground Floor
Approx. 149.0 sq. metres



First Floor
Approx. 121.1 sq. metres



Outbuilding
Approx. 25.5 sq. metres



Outbuilding
Approx. 25.5 sq. metres



Total area: approx. 321.1 sq. metres

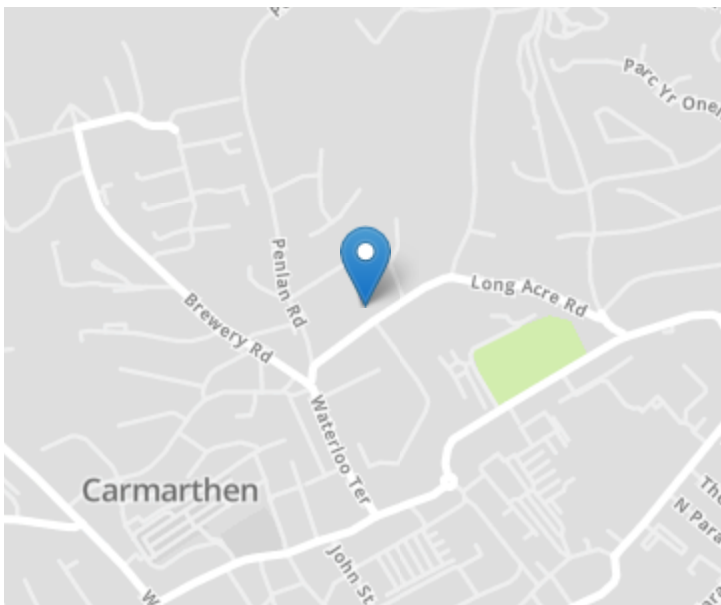
Directions


From the office in Lammas Street carry on for 50 yards and turn right into Water Street. At the traffic lights turn right into St. Catherine Street. Carry on pass the shopping center and turn right into Waterloo Terrace. Carry on and start climbing the hill and turn right into Wellfield Road. Carry on this road and the property will be found on the left hand side opposite the Turning for Myrddin Crescent shown by a Morgan and Davies For Sale Board.

Viewing : Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493444 or E-mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website- www.morgananddavies.co.uk . Also 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 website, Facebook and Instagram Pages.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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