

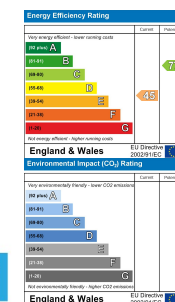


## 18 Steele Avenue, Carmarthen, Carmarthenshire, SA31 3DD

- Semi-Detached
- 2 Reception Rooms
- Bathroom and Downstairs WC
- Low Maintenance Garden
- Close to Amenities
- 4 Bedrooms
- Kitchen/Breakfast Room
- Garage/Driveway Parking
- Cul-De-Sac
- EPC Rating: E

**Offers In Excess Of £250,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



### GENERAL INFORMATION

VIEWING: By appointment with the Agents.

TENURE: We are advised freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX BAND: D

EJL/SLE/12/2020/OK/EJL

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**The Agent that goes the Extra Mile**





**\*\*VIRTUAL VIEWING AVAILABLE\*\***

Situated on the edge of Carmarthen Town, this four bedroom, semi-detached property with oil central heating benefits from: Front Porch, Entrance Hall, Downstairs WC, Living Room with feature bay window, Dining Room with patio doors leading to the rear patio area, Open-Plan Kitchen / Breakfast Room with fitted units and integrated appliances and Utility Room with further back door on the ground floor. The Master Bedroom with Built-in wardrobes and bay window, Family Bathroom with shower over corner bath and Three further Bedrooms are located on the first floor.

Externally there is driveway parking for approximately three vehicles, a detached single Garage, walled patio area at the front of the property and a gated and walled, low maintenance patio / gravelled rear garden.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester.

**Entrance Hall**

6'11" x 12'7" (2.13m x 3.86m)

**Living Room**

13'10" x 12'2" (4.22m x 3.72m)

**Dining Room**

14'11" x 10'8" (4.55m x 3.27m)

**Kitchen / Breakfast Room**

8'5" x 20'6" (2.59m x 6.25m)

**WC**

2'9" x 4'1" (0.85m x 1.25m)

**Utility Room**

4'2" x 8'7" (1.28m x 2.62m)

**Landing**

8'0" x 17'9" (2.44m x 5.42m)

**Master Bedroom**

15'4" x 11'4" (4.69m x 3.47m)

**Bedroom 2**

11'4" x 12'9" (3.46m x 3.89m)

**Bathroom**

4'8" x 8'3" (1.43m x 2.53m)

**Bedroom 3**

8'7" x 14'9" (2.63m x 4.52m)

**Bedroom 4**

8'1" x 8'0" (2.47m x 2.45m)



**DIRECTIONS**

Continue on to Lammas Street, turn right on to Morfa Lane, at the roundabout take the first exit on to Picton Terrace, turn right on to Picton pl, then turn left on to Penbryn Ave, turn right on to Steele Avenue, and the property will be on the left denoted by our For Sale Board

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.