

Terry Thomas & Co

ESTATE AGENTS



6 College Road Carmarthen, SA31 3EF

Situated on College Road in the charming town of Carmarthen, this delightful semi-detached house presents an ideal opportunity for those seeking a comfortable and convenient home. The interior of the house is a harmonious blend of modern design and traditional features, creating a warm and inviting atmosphere. Generous ceiling heights of 2.75 metres and elegant bay windows enhance the sense of space, allowing natural light to flood the rooms and creating a bright, airy environment. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host family and friends. The property offers parking for two cars, ensuring that convenience is at the forefront of this lovely residence. The location is particularly appealing, as it is within walking distance of Carmarthen town centre, where you will find a variety of local amenities, shops, and eateries. Additionally, the property is well-connected to schools and transport links, making it an excellent choice for families and commuters alike.

In summary, this semi-detached house on College Road is a wonderful blend of comfort, style, and practicality, making it a perfect place to call home in the heart of Carmarthen.

Offers in the region of £269,500

6 College Road

Carmarthen, SA31 3EF



Entrance

Superbly refurbished and modernised bay fronted semi detached house with tarmacadamed side and garage. Front walled forecourt with decorative stone and paved pathway which leads up to the entrance porch. Entrance porch having part mosaic quarry tiled floor, uPVC double glazed entrance door and uPVC double glazed windows to side. Original autumn leaf, pine, waxed and stained entrance door with stain glass panelled windows to either side which leads into the hallway.

Entrance hall

White painted original newel post and rail staircase to first floor with decorative dado rail around the hallway and single panel radiator with grills thermostatically controlled. Door through to Lounge and door through to Kitchen/ Dining room and a generous sized understairs coat storage cupboard which has a uPVC triple glazed window to side.

Lounge

max into bay 13'6" x 13'7" max into recess either (max into bay 4.14m x 4.16m max into recess either) Feature fireplace with Art Deco mahogany finish fire surround with tiled hearth and surround. Oak engineered flooring and a triple glazed bay window to fore.

Kitchen/Dining Room

20'7" x 9'4" extending to 13'0" to the dining area (6.28m x 2.85m extending to 3.98m to the dining are) Kitchen having a range of modern base and eye level units with country cream coloured drawer and door fronts. Tiled walls between the base and eye level units, a matt marbleised effect work surface over the base unit, incorporating a stainless steel sink with mixer tap fitment. 4 ring mains gas hob with extractor over and an oven/grill. Ceramic tiled floor. uPVC triple glazed window to the side. Panelled radiator with grills, thermostatically controlled. Open way through to the utility area.

Dining area has Oak engineered flooring and uPVC triple glazed patio doors that lead out to the rear garden and grounds in turn.

Utility area

12'10" x 4'3" (3.93m x 1.31m) Work surface over fitted base cupboard under, plumbing for washing machine, space for tumble drier and space for Fridge. Wall mounted Baxi gas combination boiler which serves the central heating and heats the domestic water. uPVC triple glazed window to rear and a uPVC double glazed door that leads out to the rear garden.

First floor

First floor part galleried landing area with uPVC triple glazed window to side. Doors leading off to all bedrooms and family bathroom/shower room/WC.

Family bathroom/shower room

8'4" x 6'11" (2.55m x 2.13m) 4 piece shell patterned white suite comprising of a pedestal wash hand basin, low level WC, a panel bath and shower enclosure having a chrome mixer shower fitment. Single panelled radiator with grills, thermostatically controlled. uPVC triple glazed window to side, part tiled walls and extractor.

Rear bedroom 1

max into passage and recess 13'1" x 11'9" (max into passage and recess 4.01m x 3.6m) Panel radiator with grills, thermostatically controlled. uPVC triple glazed window to rear and feature picture rail.

Front bedroom 2

13'1" x 15'0" into bay window to fore. (4.00m x 4.58m into bay window to fore.) uPVC triple glazed Bay window to fore. Panel radiator with grills, thermostatically controlled. Feature picture rail.

Front bedroom 3

8'4" max into passage x 7'1" (2.55m max into passage x 2.16m) uPVC triple glazed window to fore. Panel radiator with grills, thermostatically controlled.

Externally

Tarmacadamed driveway to side providing off road parking for approx. 2 cars in tandem. To the rear concreted pathway and patio area which then leads on to a centrally lawned garden with stepping stone pathway and a wide variety of shrubbery and foliage to the borders. With an Arbour Arch that leads through to a further fossil stone paved patio area, intersecting a further patio area is a further concreted pathway with another wide range of shrubbery and foliage.

Outbuildings

4.72m x 2.53m Detached masonry-built garage with up and over door to fore. Power and lighting connected. uPVC double glazed entrance door and uPVC double glazed window to side. Adjoining the garage is a Garden store/workshop 2.67m x 1.52m with uPVC entrance door.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: D

Services: Mains Electricity, Gas, Drainage and Water.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

