

# Terry Thomas & Co

## ESTATE AGENTS



## 78 Lammas Street

Carmarthen, SA31 3AY

Situated in the heart of Carmarthen on Lammas Street, this two-bedroom terraced house offers a fantastic investment opportunity or first time buyer. The property includes a bright and welcoming reception room and two generously sized bedrooms, both filled with natural light. The bathroom is well-designed, combining practicality with a clean, modern finish. The property benefits from a prime location, within walking distance of shops, cafes, and local amenities, making it highly attractive to tenants seeking convenient and comfortable living. Its layout and size make it suitable for a variety of rental markets and first time buyers.

With its combination of space, light, and central location, this terraced house represents a strong rental or first time buyer prospect in a desirable part of Carmarthen.

**Offers in the region of £110,000**

# 78 Lammas Street

Carmarthen, SA31 3AY



Single fronted Terraced House which has been refurbish and modernised. Open stone storm porch. NB buyer should note that the property has a small flying freehold. Part glazed entrance door with a stained-glass panel window over.

## Hallway

Panelled radiator with grills, thermostatically controlled. Door through to Lounge, part glazed door to Dining Room and Kitchen in turn and staircase leading to first floor.

## Lounge

3.88m x 3.62m (max into recess) Weighted box sash window to fore. Panelled radiator with grills, thermostatically controlled. Fitted corner TV unit.

## Dining Room

10'11"(max into recess) x narrowing to 9'9" (3.33m(max into recess) x narrowing to 2.99m ) Window to rear. Panelled radiator with grills, thermostatically controlled. Door to walk-in understairs cupboard. Door through to Kitchen.

## Kitchen

9'0" x 4'11" (2.75m x 1.52m ) Fitted base and eye level units with light oak finish door fronts. Matt finish granite effect worksurface over the base unit incorporating single drainer stainless steel sink. 4 Ring ceramic hob with stainless steel chimney style Extractor over. Fan assistant oven and grill. Plumbing for washing machine/dishwasher. Part tiled walls. Autumn leaf uPVC double glazed door to rear. Which leads out to the rear garden consisting of a small rear courtyard and a brick built outside WC which is in need of repair. South facing garden. Wall mounted 'Worcester' mains gas combination boiler which serves the central heating and heats the domestic water.

## First floor part galleried landing

## Front Bedroom 1

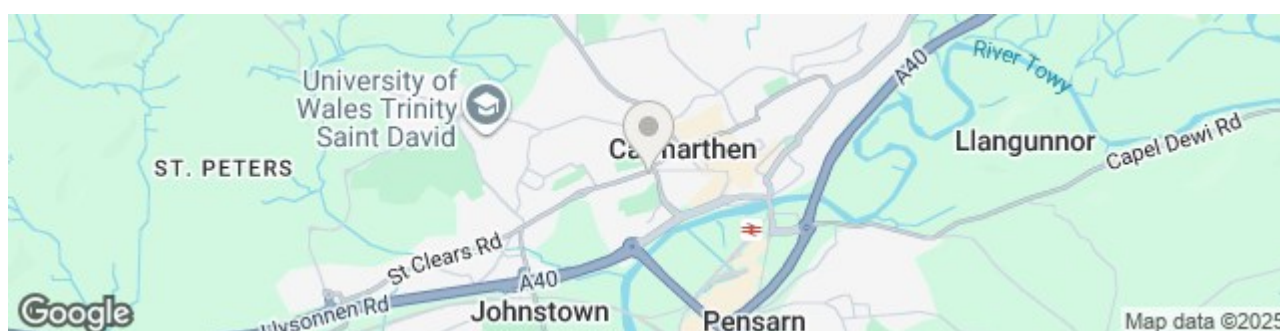
3.69m x 3.05m Weighted box sash window to fore. Panelled radiator with grills, thermostatically controlled.

## Bathroom

7'6" x 7'7" (2.29m x 2.33m sits over flying freehold) Panelled bath with a Mira power shower fitment with bi-folding shower screen. Low level WC and wall mounted wash hand basin. Part tiled walls. uPVC double glazed window to the rear. Built-in cupboard which has fitted shelves and panelled radiator with grills, thermostatically controlled.

## Mezzanine level at the rear Bedroom 2:

10'2" x 8'2" (3.11m x 2.5m ) Access to loft space over. Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to the rear. Single glazed with uPVC to the rear in part and door.









Floor Plan

**Type:** House - Terraced  
**Tenure:** Freehold  
**Council Tax Band:** B

**Services:** Mains Electricity, Drainage, Water and Gas.  
**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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