

Terry Thomas & Co

ESTATE AGENTS



95 Lammas Street
Carmarthen, SA31 3AP

Perfectly positioned in Carmarthen town centre, this charming two-bedroom mid-terrace on Lammas Street offers a fantastic investment or ideal rental opportunity. Bright and spacious with a welcoming reception room and practical kitchen, it combines comfort, convenience, and charm in the heart of town.

Offers in the region of £89,500

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The Property

This charming mid-terraced property at 95 Lammas Street has a flying freehold house offering well-proportioned living accommodation over two floors. The home combines traditional character with modern finishes, making it ideal for both families and professionals. Masonry built store shed, access down the side alley.

Entrance

The property is entered through a traditional wooden front door with a single glazed panel, followed by a secondary double-glazed entrance door that provides additional insulation and

Ground Floor

12'6" x 17'3" (extending into the bay to 19'1") (3.82m x 5.28m (extending into the bay to 5.84m))

The ground floor features a spacious open plan kitchen, dining and lounge area. Wood effect laminate flooring

throughout and a panelled radiator. Window to the fore. There is also low-level wooden cupboard space and a feature fireplace.

Kitchen Area

The kitchen area is fitted with a range of base and eye level units, with wood effect worksurface over incorporating a stainless-steel sink. Built-in electric Kenwood oven with hob over and with an extractor fan over. Washing machine. Fridge. Understairs storage cupboard housing the Combination Baxi boiler which serves the central heating system and heats the domestic hot water.

First Floor

Access to the first floor is via an L-shaped staircase fitted carpet. The landing area features a wooden floor.

Bathroom

9'8" x 3'7" (2.96m x 1.11m)

Bathroom comprises a pedestal wash-hand basin with mixer tap fittings, a

panelled bath with an electric shower over, and a heated towel radiator.

Separate WC

2'7" x 3'11" (0.81m x 1.20m)

Separate WC. Tile effect vinyl flooring.

Bedroom 1

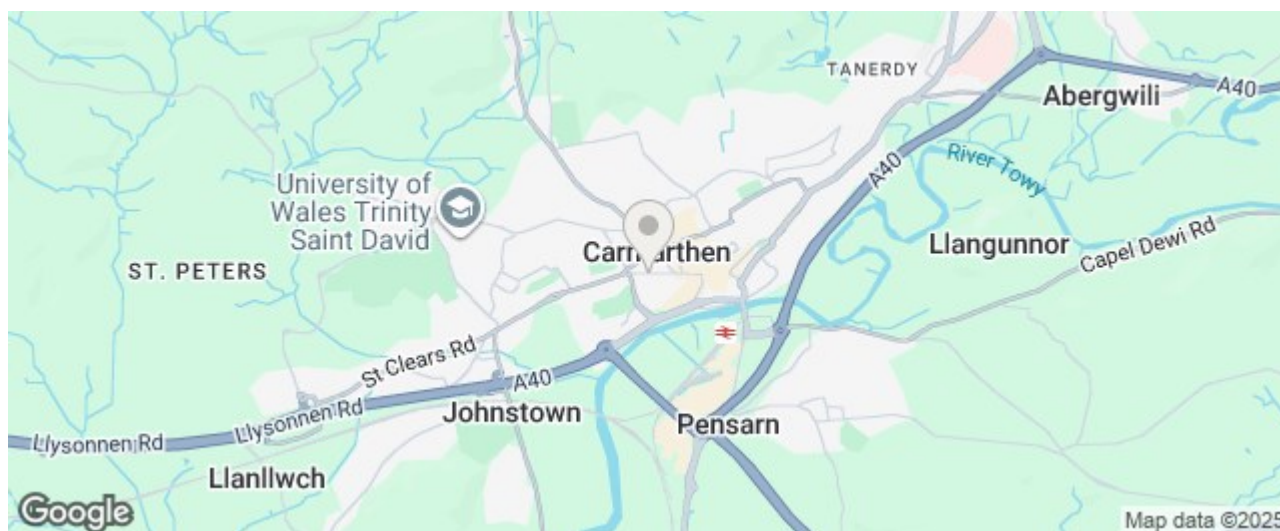
13'10" x 8'3" (4.22m x 2.53m)

A generous double room, single panelled radiator. window to the front, a double panelled radiator, and several built-in cupboards and shelving units that provide excellent storage.

Bedroom 2

10'8" m x 3'11" (3.26 m x 1.20m)

Single panelled radiator, window to the front, a double panelled radiator, and a walk-in wardrobe.







Floor Plan

Type: House - Mid Terrace
Tenure: Flying 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.

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

