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### 23 Glannant Road Carmarthen Carmarthenshire.

Offers In Region Of **£219,500**



- Period Semi Detached 3 Bed Town Property
- Convenient Spot Close to Schooling Etc
- Family Sized Accommodation
- Hall, 2 Reception Rooms, Kitchen, Utility, 3 Beds & Bath
- Patio Garden To Sit Out And Relax
- Garage With Car Parking Space for 2 Cars
- Character Features & Wood Burner Stove
- Walking Distance To Town Centre & Shops
- Viewing Recommended

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

#### Important notice

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

#### General Description

A pleasantly and conveniently positioned semi detached 3 bedroom period house located within close proximity to Carmarthen town centre offering a good range of amenities and facilities. The property offers nicely presented family sized accommodation including 2 reception rooms and modern fitted kitchen, rear patio garden area to relax and enjoy with garage and parking for 2/3 cars.

**EPC Rating: D66**



## Glannant Road, Carmarthen, Carmarthenshire.

### Property Description

A period semi detached 3 bedroom bay fronted town house conveniently located within the popular town of Carmarthen.

The property offers family sized accommodation providing entrance hall, living room, dining room with wood burner stove, modern fitted kitchen and rear utility/WC, first floor provides 3 bedrooms and family bathroom.

Outside there is a small front garden with rear patio garden, garage and car parking space for 2/3 cars off rear service lane.

The town of Carmarthen offers a good range of amenities including schooling, Trinity college and the S4C Egin studios, modern shopping and cinema, rail station and good road links.

### Entrance Hall

French double glazed front entrance doors, stairs to first floor, radiator, timber flooring, under stair store cupboard, doors to:

### Living Room (12' 05" x 10' 0" Min Min) or (3.78m x 3.05m Min)

Currently used as bedroom, ornate feature fireplace, bay window to front, timber flooring, radiator.

### Dining Room (12' 10" x 10' 11" ) or (3.91m x 3.33m)

Fireplace with wood burner stove, window to rear, radiator, timber flooring, access through to:

### Kitchen

Modern fitted range of base and wall cupboards with work top surfaces over, sink unit with mixer tap, built in electric oven with 4 ring gas hob and hood over, built in fridge/freezer, tiled flooring, door to:

### Utility Room / Laundry Room (13' 11" x 6' 06" ) or (4.24m x 1.98m)

Fitted work top with plumbing for washing machine and dryer, tiled flooring, rear exterior door, radiator, door to separate WC.

### First Floor Landing

Window to side, doors to:

## Glannant Road, Carmarthen, Carmarthenshire.

### Bedroom 1 (12' 07" Max x 11' 05") or (3.84m Max x 3.48m)

Window to front, radiator, timber flooring.

### Bedroom 2 (12' 06" Max x 11' 07") or (3.81m Max x 3.53m)

Fitted wardrobes, window to rear, timber flooring, radiator.

### Bedroom 3 (7' 10" Max x 7' 01") or (2.39m Max x 2.16m)

Window to front, radiator.

### Bathroom (6' 01" x 5' 11" ) or (1.85m x 1.80m)

Modern suite comprising bath with double head shower over and screen, WC, wash basin, heated towel rail, fully tiled walling, window to rear.

### Outside

Small garden area to front with decorative stone, enclosed patio garden to rear ideal to relax and enjoy leading to garage with up and over door. Car parking for 2/3 cars to rear across the service lane.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

D

### Directions

Exit Carmarthen along Water Street turning left onto Glannant Road, proceed up this road for a short distance that leads onto College Road and the property will be found further along on the left.

