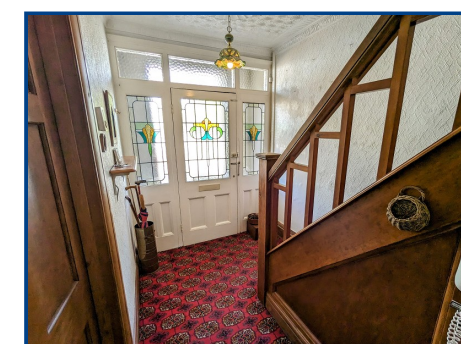


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**33 Lime Grove Avenue
Carmarthen
Carmarthenshire.**

Offers In Region Of **£230,000**



- Most Attractive Bay Fronted Town Centre Property
- Walking Distance To Town Centre
- Popular Sought After Location
- Semi Detached 3 Bed Period Family Home
- Character Features including Timber Doors, Picture Rails Etc
- Hall, 2 Rec Rooms, Kitchen, 3 Beds & Shower Room
- Requires Some Modernisation Works
- Large Mature Rear Garden Ideal For Families
- Car Parking Driveway Leading To Garage

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

General Description

A most conveniently positioned bay fronted period semi detached 3 bedroom town centre property having a most sought after location within Carmarthen town being within walking distance to shops etc. The property offers characterful accommodation requiring some modernisation works including some original features including stained entrance door and picture rails. Outside there is a car parking drive leading to garage, with a large mature rear garden including patio being ideal for family entertaining.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Lime Grove Avenue, Carmarthen, Carmarthenshire.

Property Description

Having a most pleasant and convenient location in a most sought after area of Carmarthen town being within walking distance to the town centre, having an excellent range of amenities and facilities including schooling, modern shopping centre and cinema, rail station, cafe's and restaurants.

The property stands semi detached with some character features including stained front entrance door, timber panelled internal doors, tiled flooring and picture rails. Affords family sized accommodation which requires some modernisation works and provides Entrance Hall, Kitchen, Dining and Living Room. First Floor provides 3 Bedrooms and shower room.

Outside there is a walled paved forecourt garden, car parking driveway leading to garage, rear sunny south facing mature lawn garden to relax and enjoy with outside WC/utility accessible from the garden.

Recessed Front Porch

Attractive stained/leaded glass timber entrance door with matching stained side screens.

Entrance Hall

Stairs to first floor, under stair store cupboard, timber panelled doors to:

Living Room (12' 07" x 12' 06" Max Max) or (3.84m x 3.81m Max)

Bay window to front, tiled fireplace, picture rail, radiator.

Dining room / Sitting room (13' 01" x 11' 08") or (3.99m x 3.56m)

Most light and airy room with brick built fireplace and timber mantle over incorporating a gas fire (not tested), picture rail, radiator, French double glazed door to rear garden with lovely views over garden.

Kitchen (9' 06" x 7' 03") or (2.90m x 2.21m)

Range of fitted base and wall cupboards with sink unit, cooker space and fitted hood over, fridge space, tiled floor, double glazed rear exterior door, double glazed window to side.

First Floor Landing (8' 07" x 7' 11") or (2.62m x 2.41m)

Window to side, access to loft space, doors to:

Bedroom 1 (11' 06" x 11' 04") or (3.51m x 3.45m)

Radiator, 2 windows to front.

Lime Grove Avenue, Carmarthen, Carmarthenshire.

Bedroom 2 (12' 03" x 11' 11") or (3.73m x 3.63m)

Fitted cupboards, bay window to rear with seat and pleasant views overlooking garden.

Bedroom 3 (7' 10" x 7' 08") or (2.39m x 2.34m)

Window to front, radiator.

Shower Room (7' 03" x 7' 02") or (2.21m x 2.18m)

Fully tiled shower cubicle, WC, wash basin, fully tiled walls, double glazed window to rear, radiator, fitted airing cupboard with shelving and radiator.

Outside

Car parking driveway providing parking and leading to rear garage, walled in front paved garden area. Large mature garden to rear ideal place to relax, enjoy and family entertaining comprising patio area with shrubbery, bushes, conifers, steps leading down to good sized lawned garden ideal for families with privet hedging at rear. Garden shed with outside WC/ Utility having WC, plumbing for washing machine an dryer, power and light connected.

Broadband & Mobile Signal

Ultrafast broadband is available in the area, for mobile phone signal information, please check with your network provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

D

Directions

Proceed up through Lamma Street to the top and bear right onto Little Water Street until arriving at the traffic lights. Proceed straight on at the lights and continue along for approx 0.6 mile where the property will be found further along on the left.

