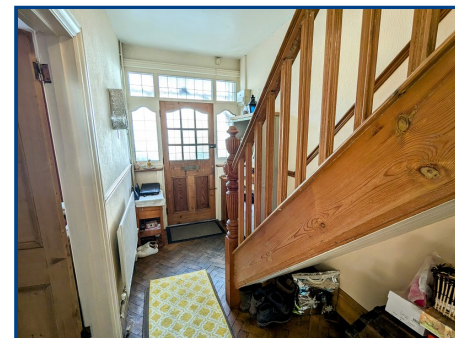


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

Myrddin Crescent Carmarthen Carmarthenshire.

Offers In Region Of **£259,500**



- Most Attractive Semi Detached Period 4 Bed Family Home
- Popular Sought After Town Centre Location
- Easy Walking Distance To Town Centre
- Character Period Features - Light And Airy
- Hall, 2 Reception Rooms, Kitchen, 4 Bedrooms & Bathroom
- Car Parking Drive To Side For 3 Vehicles
- Mature South Facing Rear Garden To Relax & Enjoy
- Useful Garden/Store Sheds & Covered Area
- Ideal Family Home In Carmarthen Town Centre
- Viewing Recommended

General Description

A most conveniently situated semi detached period bay fronted 4 bedroom/2 reception roomed family house affording light and airy accommodation, located in a much sought after residential area within a short level walking distance to the town centre of Carmarthen, with a modern Shopping Precinct and cinema, schooling and rail station etc. Outside there is a car parking drive for 3 cars with mature rear garden for relaxing and useful store/garden sheds.

EPC Rating: D56

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.

Tel: **01267 230 645**

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

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

Myrddin Crescent, Carmarthen, Carmarthenshire.

Property Description

Having a most pleasant and convenient location in a most sought after area of Carmarthen town being within easy 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 attractive bay fronted property stands semi detached with many character features including parquet block flooring, internal timber doors and picture rails. Affords family size accommodation in good condition throughout, which provides Hallway, Kitchen, Dining/Living Room, Lounge, and the first floor provides 4 Bedrooms and Family Bathroom..

Outside there is a railed front garden area with car parking driveway to side for 3 vehicles , leading to enclosed rear garden laid to lawn with shrub borders and well stocked flower beds, patio area being an ideal place to sit out, relax and enjoy. Also included are useful garden shed and store with covered area for drying.

Entrance Hall

Solid timber front entrance door, parquet block flooring, radiator, under stair storage space, stairs to first floor, doors to:

Living Room (14' 01" x 12' 10" Max Max) or (4.29m x 3.91m Max)

Cast iron fireplace with tiled hearth, bay window to front, radiator, timber flooring.

Dining Room/ Sitting Room (14' 0" x 10' 08") or (4.27m x 3.25m)

Timber effect flooring, two built in alcove cupboards, window to rear, light and airy room.

Kitchen (10' 09" x 8' 04") or (3.28m x 2.54m)

Fitted base and wall cupboards with sink unit, built in electric oven with gas hob and hood over, plumbing for dish washer, quarry tiled flooring, fridge space, door to walk in pantry housing the gas fired boiler with cold slab and shelving, rear exterior door.

First Floor Landing

Fitted airing cupboard, radiator, doors to:

Bedroom 1 (13' 10" Max x 10' 06" Max) or (4.22m Max x 3.20m Max)

Radiator, window to front, feature fireplace.

Myrddin Crescent, Carmarthen, Carmarthenshire.

Bedroom 2 (9' 06" Max x 8' 11") or (2.90m Max x 2.72m)

Window to rear, radiator, feature fireplace.

Bedroom 3 (10' 08" x 9' 01") or (3.25m x 2.77m)

Window to rear, radiator, feature fireplace.

Bedroom 4 (8' 10" x 6' 06") or (2.69m x 1.98m)

Currently used a study, window to front, radiator.

Bathroom

Modern suite comprising bath, WC, wash basin, fully tiled shower cubicle, modern tiled walling.

Outside

Car parking driveway to side for approx 3 cars, small railed in garden area to front with mature rear South facing sunny rear garden laid to lawn to relax and enjoy with family, shrub borders, bushes, well stocked flower beds. Garden and store sheds with sink unit, covered area ideal for drying.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast is available in the area. Please contact your network provider for further details.

Services

Mains electricity, mains water, mains gas, mains drainage, double glazed windows.

Tenure

Freehold

Council Tax

D

Directions

From our office take a left onto Spliman Street and continue on for approx. 1 mile passing through Priory Street until arriving at small mini roundabout. Take a left onto Richmond terrace and continue along passing the old Bro Myrddin school on your right and take the last exit on the mini roundabout. Proceed down a short distance and take a right turning onto Waterloo Terrace and continue up and take the second right turning at small junction onto Wellfield road. Continue along for approx. 300 yards and the entrance leading into the estate can be seen on the right.

