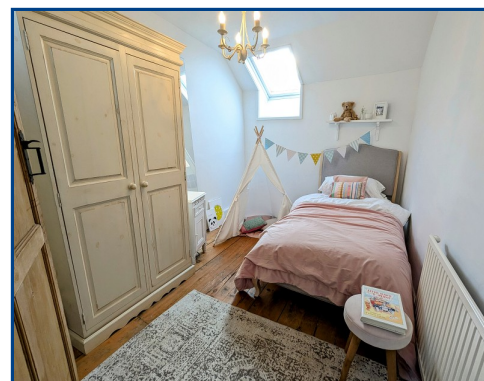
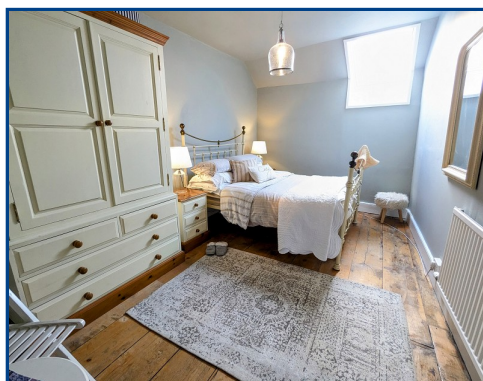
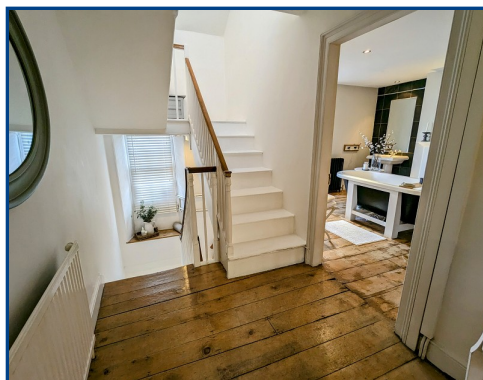
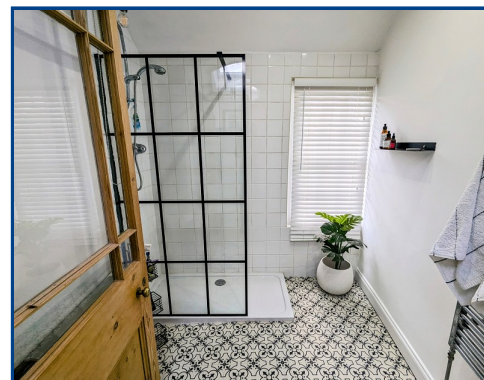
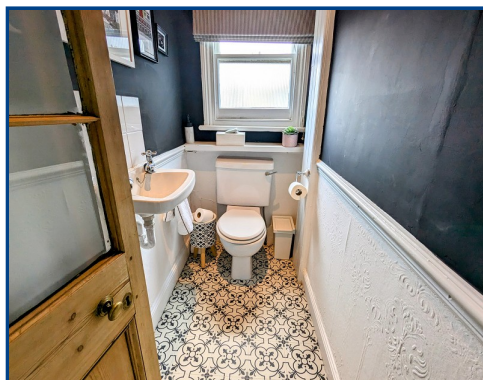


**Chartered Surveyor, Valuers,  
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12 Offices Across South Wales



## Picton Terrace Carmarthen Carmarthenshire.

Offers In Region Of **£475,000**



- **\*\* NOT TO BE MISSED HAVING THE 'WOW' FACTOR\*\***
- Most Elegant & Stunning Georgian Town Centre Property
- Sympathetically Renovated - Grade II Listed
- Superbly Appointed Family Sized Residence
- Arranged on 5 Floors Including Converted Basement
- Character Original Features Throughout
- High Cornice Ceilings, Wood Burners, Oak Flooring Etc
- Master Suite Bedroom & Luxury Bathroom
- Rear Gardens/Patio To Relax & Garage Block/Parking
- **\*\*VIEWING ESSENTIAL TO FULLY APPRECIATE\*\***

## General Description

**\*\* NOT TO BE MISSED HAVING THE 'WOW' FACTOR \*\*** - This stunning terraced grade II listed Georgian town centre residence offers superbly presented accommodation arranged on 5 floors having been sympathetically renovated by the present owners to the highest standard forming one of the finest houses on the market in the area. Affords beautifully appointed family sized accommodation with lovely original features throughout, with rear gardens and garage/parking.

**EPC Rating: D60**

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).

Tel: **01267 230 645**

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

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

## Picton Terrace, Carmarthen, Carmarthenshire.

### Property Description

**\*\*Viewing is highly recommended to appreciate what's on offer \*\*** - A most elegant superior Georgian town centre property arranged over 5 floors including useful basement room now providing snug/living room. The property which has been sympathetically renovated throughout now providing superbly presented living accommodation retaining many original character features including sash windows, beautifully restored oak timber flooring, wood burners, high coved ceilings, cornices, internal pitch pine timber doors, fireplaces, picture rails, mosaic tiled flooring.

The superior and most stunning accommodation provides entrance hallway with doors leading to kitchen and dining/reception room, snug/office and WC . First floor provides large living room, bedroom, shower room, WC and laundry room, with stairs leading to second floor providing Master bedroom suite with luxury bathroom. The top floor/loft area provides another 2 bedrooms. The property is superbly presented throughout and is ready for immediate occupation. Outside there is a courtyard style patio to rear being an ideal place to relax and enjoy with steps leading up to raised garden again with patio area to relax and enjoy. Rear garage block with conversion potential (stc) with parking space for one vehicle at rear off rear access lane.

Situated in a popular area on the outskirts of Carmarthen town centre having a level walk to the centre itself, and also conveniently for Johnstown with schools and leisure centre. Carmarthen offers excellent shopping facilities with traditional and national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection available.

### Entrance Hall

Approached from entrance lobby area with front entrance door and part stained door into hallway with original Minton tiled flooring, arched cornice, door to:

**Dining Room (16' 09" x 13' 07") or (5.11m x 4.14m)**

Most spacious room ideal for family entertaining, with exposed oak timber flooring, Victorian style fireplace and surround with slate hearth, bay window to front with shutters, high ceiling, picture rail, radiator,, pitch pine bi fold timber doors to:

**Kitchen (13' 06" x 12' 0") or (4.11m x 3.66m)**

Lovely modern bespoke contemporary fitted kitchen with a range of base cupboards, drawers, eye level cupboards, Smeg cooker range with electric oven and ceramic hob with hood over, American style fridge/freezer, island with twin bowl deep glazed sink units and mixer tap, Victorian style fireplace, exposed oak flooring, radiator, tiled surrounds, rear exterior door.

### Inner Hallway

With stairs to first floor, radiator, original Minton tiled flooring, separate WC off, door to:

**Basement (17' 10" x 17' 03" ) or (5.44m x 5.26m)**

Approached from the entrance hallway, currently used as sitting/TV room being a spacious room with fireplace and wood burner stove, painted exposed stone walling, slate flooring, double doors to rear store area with useful wine cellar/store off 9'4 x 7'5 (max).

**Snug/Home Office (16' 11" Max x 10' 02") or (5.16m Max x 3.10m)**

Fireplace with wood burner stove and slate hearth, radiator, door to: separate WC 6'4 X 3'9 with wash basin and WC.

**Utility Room (10' 02" x 5' 09" ) or (3.10m x 1.75m)**

Fitted base cupboard with sink unit, cloaks area, tiled flooring, rear exterior door.

## Picton Terrace, Carmarthen, Carmarthenshire.

### First Floor Landing

Half landing area with stairs rising to rear landing, with doors to Separate WC and laundry room.

**Shower Room (7' 03" x 7' 0" ) or (2.21m x 2.13m)**

Modern suite comprising walk in fully tiled shower cubicle, wash basin, heated towel rail, tiled walling, spot lighting.

**Drawing/Living Room (17' 07" x 16' 08") or (5.36m x 5.08m)**

Most attractive and spacious room with plenty of space to relax and entertain, exposed oak timber flooring, radiator, 2 sash windows to front, part panelled walling, original open fireplace and surround.

**Bedroom 1 (13' 09" x 11' 01" ) or (4.19m x 3.38m)**

Victorian style fireplace and surround, window to rear, radiator.

### Second Floor Landing

Exposed oak timber flooring, stairs to loft/attic rooms, doors to:

**Master Bedroom (17' 04" x 15' 11" ) or (5.28m x 4.85m)**

Magnificent spacious bedroom suite with Victorian style fireplace and surround, 2 windows to front, radiator, exposed timber flooring, built in wardrobes, spot lighting.

**En-Suite Bathroom (14' 05" x 11' 09" ) or (4.39m x 3.58m)**

Luxurious modern suite comprising free standing bath with pedestal chrome mixer tap and shower attachment, fully tiled shower cubicle, WC, wash basin, exposed timber flooring, heated towel rail, radiator.

### Third Floor/Loft Landing

Doors to:

**Bedroom 3 (12' 01" x 8' 04" ) or (3.68m x 2.54m)**

Radiator, exposed timber flooring, Velux style window.

**Bedroom 4 (15' 0" x 9' 0" ) or (4.57m x 2.74m)**

Velux Style window, radiator, exposed timber flooring.

### Outside

Small garden area to front with enclosed low maintenance garden to rear laid to courtyard patio area being an ideal place to relax and enjoy, steps lead up to lawned garden with patio area at rear to entertain and relax. Door leading to useful garage block - 20 x 15'1 of brick construction ideally suited as workshop with potential to convert into home office, studio, home office etc (STC). Rear car parking space with vehicular access.

### Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available in the vicinity. For further information, please contact your network provider.

### Services

Mains electricity, mains water, mains gas, mains drainage, gas central heating.

### Tenure

Freehold

### Council Tax

F

### Directions

Proceed from the town centre up through Lammas Street to the very end, and proceed across the roundabout by the Quins rugby club, and the property will be found further on the right hand side.

