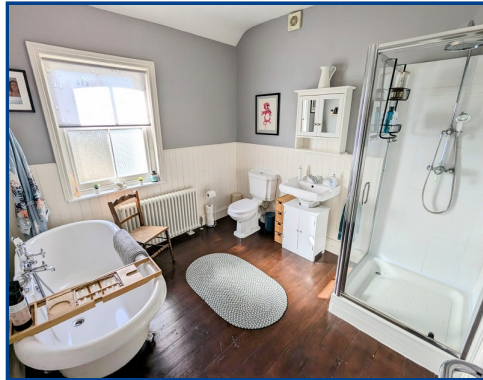
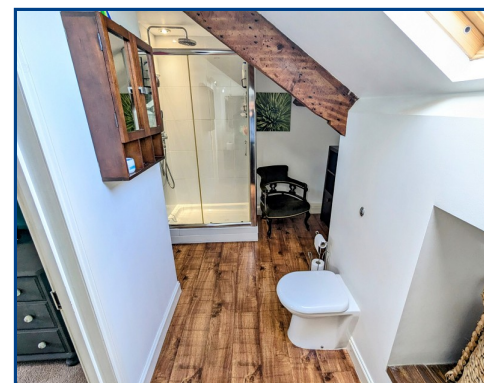


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales



Offers In Region Of **£395,000**



- Most Imposing Grade II Listed Town Centre Home
- Stylish & Well Presented With Original Character Features
- Deceptively Spacious 4 Bed (2 Bath) Family Home
- Arranged on 4 Floors Including Useful Basement
- Hall, 2 Rec Rooms, Kitchen, 4 Beds, 2 Baths, Laundry, Basement
- Second Floor Master Bedroom & En Suite
- Rear Gardens/Patio To Relax & Garage/Parking For 2/3 Cars
- Lovely Sash Windows, Exposed Timber Flooring Etc
- ** VIEWING ADVISED TO AVOID DISAPPOINTMENT**
- Easy Walking Distance To Town Centre

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 mid terraced grade II listed Georgian town centre residence offering deceptively spacious and superbly presented accommodation having been sympathetically renovated to the highest standard. The accommodation is arranged on 4 floors, including an useful basement area, affords nicely appointed family sized accommodation, with lovely original features throughout including exposed timber flooring, fireplaces etc. Outside there is a sun trap patio area to relax with raised rear garden and garage with car parking for 2/3 cars.

EPC Rating: D66

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 this beautifully presented imposing town centre property ** - A most elegant grade II listed Georgian character property arranged over 4 floors including an useful basement room now providing workroom with potential to convert into further living accommodation if required (STC). The property which has a modern contemporary twist providing nicely presented living accommodation retaining many original character features including sash windows, exposed timber flooring, high coved ceilings, picture rails, fireplaces.

The nicely presented family sized accommodation provides entrance hallway with doors leading to living and dining rooms and a lovely kitchen/breakfast room at the rear . First floor provides 3 good sized bedrooms, laundry room and family bathroom, with stairs leading to second floor providing Master bedroom suite with luxury en suite shower room and walk in wardrobe. The property is in excellent condition throughout and is ready for immediate occupation.

Outside there is a courtyard style front garden patio with nicely presented rear garden including sunny patio being an ideal place to relax and enjoy with steps leading up to raised garden again with patio area. Rear garage with conversion potential (stc) with car parking space for two/three vehicles 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 Vestibule (5' 0" x 3' 09") or (1.52m x 1.14m)

Front entrance door,exposed timber flooring, half glazed door to:

Entrance Hall (21' 08" x 6' 06"Max Max) or (6.60m x 1.98m Max)

Feature arched cornice, exposed timber flooring, radiator, stairs to first floor, doors to:

Living Room (16' 04" x 15' 02") or (4.98m x 4.62m)

Most attractive and spacious family room with feature arched sash window to front, ornate feature fireplace and surround with cast iron grate and hearth, picture rail, arched alcoves, 2 radiators.

Dining Room (13' 07" x 12' 05") or (4.14m x 3.78m)

Ornate fireplace and surround with the grate, fitted alcove cupboards, 2 radiators, picture rail, window to rear.

Rear Hall (10' 01" x 3' 01") or (3.07m x 0.94m)

Radiator, quarry tiled flooring, rear entrance door, door to:

Kitchen / Breakfast Room (14' 05" x 10' 04") or (4.39m x 3.15m)

Modern bespoke fitted range of base and wall cupboards with sink unit and mixer tap, electric cooker range with double oven and 7 ring gas hob with hood over, built in dish washer, fridge space, exposed timber flooring, spot lighting, under floor electric heating, French doors to patio/garden, double aspect windows.

Basement (14' 07" x 13' 11") or (4.45m x 4.24m)

Approached from the entrance hall with stone steps leading down and currently used as workroom with flag stone flooring, radiator, built in cupboard, walk in store cupboard. Potential to convert into further living accommodation (subject to consent).

Picton Terrace, Carmarthen, Carmarthenshire.

First Floor Landing

Front main landing with exposed timber flooring, radiator, stairs to second floor/loft, doors to:

Bedroom 1 (16' 05" x 12' 08") or (5.00m x 3.86m)

Most spacious room with original feature fireplace and surround, arched alcoves, exposed timber flooring, radiator, window to front.

Bedroom 2 (13' 08" x 12' 06") or (4.17m x 3.81m)

Original fireplace and grate, radiator, built in alcove cupboards, window to rear.

Bedroom 3 (11' 02" x 6' 08") or (3.40m x 2.03m)

Radiator, window to front.

Rear Landing

Exposed timber flooring, doors to:

Utility Room / Laundry Room (7' 06" x 6' 07") or (2.29m x 2.01m)

Fitted base cupboards with sink unit, plumbing for washing machine and dryer, radiator, gas fired boiler (2023).

Bathroom (10' 05" x 9' 08") or (3.18m x 2.95m)

Spacious room with modern suite comprising free standing roller tap bath, wash basin, fully tiled shower cubicle, WC, exposed timber flooring, radiator, tongue and groove walling.

Second Floor Landing

Velux style window, exposed beam, door to:

Bedroom 4 (13' 10" x 13' 05") or (4.22m x 4.09m)

Two Velux style windows, radiator, under eaves storage space, spot lighting, walk in dressing room/wardrobe 12'2 x 5' with fitted cupboards with hanging space and drawers, radiator.

En-Suite Shower Room (12' 07" x 8' 03"Max Max) or (3.84m x 2.51m Max)

Modern suite comprising double fully tiled shower cubicle, vanity unit with wash basin, WC, laminate flooring, Velux style window, exposed beams, heated towel rail.

Outside

Small courtyard style garden area to front with wrought iron railings. Enclosed rear garden with slate slab patio area being a sun trap and ideal to sit out and relax, steps lead up to raised garden with patio/decking area to enjoy, vegetable beds with flower beds and shrubbery. Old stone walls to either side creating privacy with access to garage 13'1 x 11'8 with power and light connected. Also included to the rear is a car parking area for 2/3 vehicles off rear service lane.

Services

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

Tenure

Freehold

Council Tax

E

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.

