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**4 Johns Terrace
Carmel
Llanelli
Carmarthenshire
SA14 7SD**

Price **£215,000**



- Three bedroom semi detached property
- Recently thoughtfully modernised
- Lounge, dining room
- Kitchen, utility room
- Bathroom, shower room
- Upvc glazing
- Oil fired central heating
- Rear garden
- Ideal location for commuters

General Description

We have the pleasure in offering for sale this three bedroom semi detached property, which has recently been mindfully modernised. The property sits in a superb setting with the Carmel National Nature reserve on the door step.

The accommodation comprises hallway, lounge, dining area, Kitchen, utility room and shower room on the ground floor. and then a bathroom and three bedrooms on the first floor.



EPC Rating: D56

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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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.

Tel: **01269 591 884**

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

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

Johns Terrace, Carmel, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property, which has recently been mindfully modernised. The property sits in a superb setting with the Carmel National Nature reserve on the door step.

The accommodation comprises hallway, lounge, dining area, Kitchen, utility room and shower room on the ground floor, and then a bathroom and three bedrooms on the first floor.

Situated on the edge of the village of Carmel in a convenient location, approximately 5.5 miles from the market town of Llandeilo which offers a wide and varied range of amenities including a shops, offices and primary schools etc, together with rail link on the Heart of Wales line. The busy centre of Cross Hands with its retail park is approximately 3.5 miles away and is within easy motoring distance of the M4 Motorway junction at Pont Abraham.

The property benefits from upvc glazing, oil fired central heating, garden, outbuilding, on street parking and views to the surrounding countryside.

Upvc glazed door to

Hallway

Radiator, coved ceiling, laminate flooring, stairs to first floor, telephone point, hard wired smoke alarm.

Lounge (12' 2" x 9' 10") or (3.70m x 3.00m)

Upvc glazed window to front, radiator, textured and coved ceiling, laminate flooring, dado rail.

Dining Area (12' 9" x 12' 2") or (3.88m x 3.71m)

Upvc glazed window to rear, radiator, textured and coved ceiling, laminate flooring, dado rail, under stair storage.

Kitchen (9' 7" x 9' 7") or (2.92m x 2.91m)

Two upvc glazed windows to side, radiator, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, oven, electric hob with extractor fan over, plumbing for dishwasher, hard wired smoke alarm.

Utility Room (9' 6" x 8' 0") or (2.89m x 2.43m)

Upvc glazed door to side, upvc glazed window to side, radiator, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, Worcester oil fired boiler controlling domestic hot water and central heating.

Johns Terrace, Carmel, Llanelli, Carmarthenshire.

Shower Room (9' 6" x 3' 10") or (2.89m x 1.17m)

Upvc glazed window to rear, towel radiator, three down lights, shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, extractor fan.

Landing

Hatch to roof space, hard wired smoke alarm.

Bathroom (9' 7" x 9' 3") or (2.93m x 2.83m)

Upvc glazed window to side, towel radiator, down light, walk-in shower cubicle with a dual head attachment, bath with modern waterfall tap, pedestal wash hand basin, close coupled WC.

Bedroom 2 (10' 6" x 9' 8") or (3.21m x 2.94m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 1 (12' 7" x 9' 5") or (3.83m x 2.88m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 3 (9' 5" x 6' 4") or (2.87m x 1.94m)

Upvc glazed window to front, radiator, coved ceiling.

Outside

Gravelled area to front with steps and footpath to front door.

Shared pedestrian access to side.

Gravelled area to side, housing seating area and storage area.

Footpath to rear, leading to paved area housing oil tank, lawned area, gravelled area and outbuilding.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Cross Hands roundabout taking Cross Hands Road. Continue along Cross Hands Road and onto Llandeilo Road, taking a left at the junction. Proceed along Llandeilo Road for approximately 0.8 miles where the property can be found on the left hand side.

