

# Terry Thomas & Co

## ESTATE AGENTS



## 14 Myrddin Crescent Carmarthen, SA31 1DX

Nestled in the charming Myrddin Crescent of Carmarthen, this semi-detached house offers a fantastic opportunity for those with a vision for refurbishment and modernisation. Boasting three bedrooms and a bathroom, this property presents a canvas for your creativity to flourish.

Conveniently featuring off-road parking to the side along with a detached garage, this home provides practicality alongside its potential. The concreted disability rail and ramp access ensure inclusivity and ease of entry, catering to various needs effortlessly.

As you approach the property, a gated and paved pathway leads you to the inviting open storm porch, setting the tone for the character within. Stepping through the original door, you are welcomed into a hallway that hints at the history and charm waiting to be restored and revitalised.

With its single bay frontage adding to the traditional appeal, this property is a diamond in the rough, awaiting a discerning buyer to breathe new life into its walls. Embrace the opportunity to transform this house into a home that reflects your style and personality, creating a space that is uniquely yours in this desirable location.

**Offers in the region of £195,000**

# 14 Myrddin Crescent

Carmarthen, SA31 1DX



## Hallway

Dog legged staircase leading to the first floor uPVC double glazed window to the side, double panel radiator and understairs storage area/pantry. Door through to....

## Lounge

13'10" x 13'1" into bay window to fore (4.24m x 4m into bay window to fore)

Two double panel radiators, mains gas fire with oak finished surround, tiled hearth and tiled backplate.

Original weighted box sash window to fore with secondary glazing.

## Dining Room

13'3" x 10'11" (4.05m x 3.35m)

Double panel radiator, uPVC double glazed window to rear.

## Kitchen

9'11" x 8'10" (3.04m x 2.70m)

Fitted base and eye level units with oak finished door and drawer fronts, worksurface over base units incorporating a 1 1/2 bowl sink, space for washing machine. Quarry

tiled floor, uPVC double glazed

window to the side, Wall mounted

Baxi mains gas fired boiler which serves the central heating system and heats the domestic hot water.

## Rear hallway

Door through to rear hallway with a uPVC double glazed door leading out to the side and gardens in turn.

## Cloakroom/WC

Close couple economy flushed WC, wall mounted wash hand basin, uPVC double glazed window to rear, wall mounted chrome ladder radiator.

## Part galleried landing area

First floor part galleried landing area with a uPVC double glazed window to side. Access to loft space

## Rear bedroom 1

12'2" x 11'0" (3.71m x 3.36m)

uPVC double glazed window to rear, single panel radiator.

## Front bedroom 2

11'0" x 12'2" (3.36m x 3.72)

Original sash window to fore with secondary glazing and single panel radiator.

## WC

Separate WC having a low-level WC, wall mounted wash hand basin with tiled splashback and uPVC double glazed window to rear.

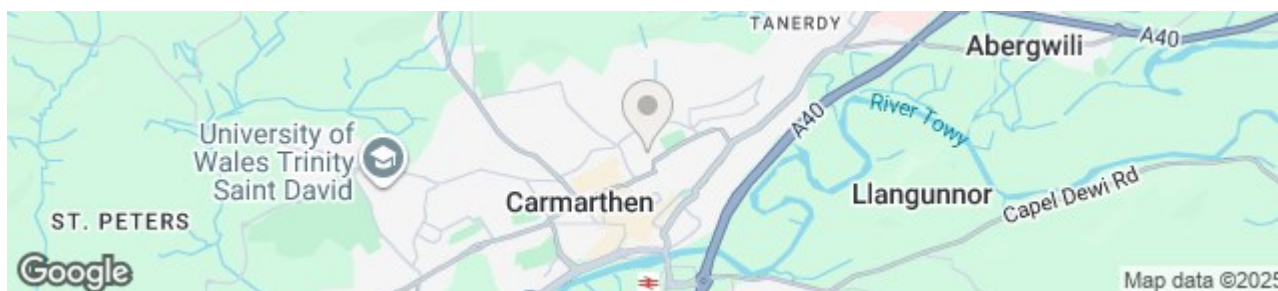
## Shower room

8'11" x 5'7" (2.72m x 1.72m)

Shower enclosure with Mira mixer shower fitment, pedestal wash hand basin, uPVC double glazed window to the rear, part tiled walls, single panelled radiator, airing cupboard with fitted shelves and panelled radiator.

## Externally

Garden having established shrubbery and trees throughout, brick built outside WC.







## Floor Plan



**Type:** House - Semi-Detached

**Tenure:** Freehold

**Council Tax Band:** D

**Services:**

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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