

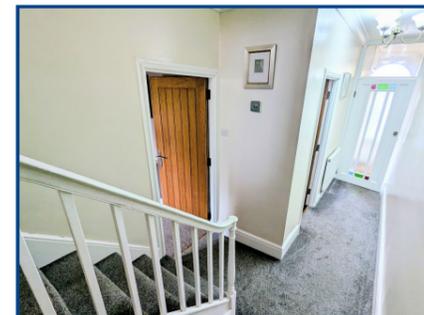


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales



**Picton Place
Carmarthen
Carmarthenshire.**

Offers In Region Of **£335,000**



- Character 4/5 Bed Extended Period Town Centre Home
- Convenient Spot Close To Schooling & Town Centre
- Deceptively Spacious & Ideal For Large Families
- Arranged on 4 Floors Including Basement Rooms
- Hall, 3 Reception Rooms, WC, Kitchen/Diner, Utility
- First Floor - 4 Beds, Bath & Second Floor Loft Room
- End Terraced Of Three Dwellings
- Mature Sunny Rear Garden To Relax & Enjoy
- Parking To Front & On Street
- Convenient to Egin S4C studio & Trinity College

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@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.

General Description

An end terraced 4/5 bed period town centre residence offering deceptively spacious and nicely presented accommodation, having been tastefully modernised to a good standard throughout. The accommodation is arranged over 4 floors including basement cellar, affording nicely appointed family sized accommodation including 3 reception rooms and useful loft room. Outside there is a private sunny rear garden with patio/decking area and parking space. Easy walking distance to town centre with primary school adjacent to property.

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Picton Place, Carmarthen, Carmarthenshire.

Property Description

**Viewing is highly recommended to appreciate this nicely presented extended period town centre property ** - This traditional character town centre property offers deceptively spacious accommodation arranged over 4 floors including an useful basement room. The property which has a modern contemporary twist provides nicely presented living accommodation being ideal for large families with plenty of space on offer.

The nicely presented family sized accommodation provides entrance hallway with doors leading to two reception rooms, cloakroom and a lovely kitchen/breakfast room at the rear, utility room leading through to TV room/study. First floor provides 4 good sized bedrooms (one with en suite shower room), and family bathroom, with stairs leading to second floor/loft room with potential as fifth bedroom or workroom (subject to the necessary consent required). The property is in good condition throughout and is ready for immediate occupation.

Outside there is a car parking space to front of residence with unrestricted on street parking, with nicely presented enclosed rear mature sunny garden including patio/decking area, array of shrubbery, conifers, established flower beds, being an ideal place to relax and enjoy having privacy, with raised lawn garden and store shed.

The property benefits from a convenient location in a popular residential area of the town with a primary school located adjacent to the property. The town of Carmarthen offers excellent shopping facilities with traditional and national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection available. Johnstown is within a 5 minute drive with leisure centre and schooling.

Entrance Lobby (5' 01" x 2' 11") or (1.55m x 0.89m)

Double glazed front entrance door, door to:

Entrance Hall

Stairs to first floor, radiator, doors to:

Living Room (13' 08" x 11' 11") or (4.17m x 3.63m)

Modern fireplace with coal effect gas fire, radiator, fitted book shelving.

Reception Room/Study (9' 09" x 9' 00") or (2.97m x 2.74m)

Window to rear, radiator, under window store cupboard, built in alcove cupboard and shelving.

Cloakroom (5' 02" x 2' 09") or (1.57m x 0.84m)

Wash basin and WC, radiator.

Kitchen/ dining room (16' 09" x 11' 07") or (5.11m x 3.53m)

Modern fitted range of base and wall cupboards with sink unit, built in electric oven with hob and fitted hood over, built in dish washer and fridge/freezer, wood burner stove with exposed flue, tiled surrounds and flooring, double aspect windows, door to:

Utility Room (11' 03" x 5' 00") or (3.43m x 1.52m)

Fitted base and wall cupboards with sink unit, plumbing for dish washer and drier, fridge space, door to:

Family Room (11' 11" x 10' 07") or (3.63m x 3.23m)

Double glazed door to front, timber effect flooring, radiator.

Basement

Currently divided into 2 rooms - 13'8 x 11'8 and 13'6 x 10', being ideal for storage purposes.

First Floor Landing

Radiator, stairs to second floor/loft room, doors to:

Bedroom 1 (13' 09" x 11' 11") or (4.19m x 3.63m)

Window to front, two built in double wardrobes, radiator.

Picton Place, Carmarthen, Carmarthenshire.

Bedroom 2 (9' 09" x 9' 00") or (2.97m x 2.74m)

Window to rear, radiator, built in store cupboard with shelving.

Bathroom (9' 11" x 6' 05") or (3.02m x 1.96m)

Modern suite comprising bath with shower over and screen, wash basin, WC, heated towel rail, tiled walling and flooring, built in store cupboard housing the gas fired boiler.

Rear Landing

Radiator, built in cupboard, doors to:

Bedroom 3 (11' 02" Max x 10' 11" Max) or (3.40m Max x 3.33m Max)

L shaped room, radiator, built in cupboard space.

Bedroom 4 (13' 00" x 11' 04") or (3.96m x 3.45m)

Built in double wardrobe, radiator, Velux style window, door to:

En-Suite Shower Room (7' 10" x 5' 06") or (2.39m x 1.68m)

Modern suite comprising walk in fully tiled shower cubicle, wash basin, WC, heated towel rail, fully tiled walls and flooring.

Second Floor Attic Room (17' 00" Max x 14' 08" Max) or (5.18m Max x 4.47m Max)

L shaped room with built in under eaves store cupboards, 2 radiators, 2 Velux style windows, ideal as workroom, playroom or another bedroom (subject to consent).

Outside

Car parking space to side of residence with further on street parking available. Mature enclosed sunny rear garden with attractive decking/patio area to sit out and relax, with an array of shrubbery, conifer hedging and established flower beds. A very private garden area ideal for parties, and safe for children and dogs.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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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 take the second exit onto Picton Terrace. Continue along for approx. 0.3 mile and take the second right turning signposted Picton Place. Continue up to the very end and the property is the last property on the right just before the primary school.

