

Terry Thomas & Co

ESTATE AGENTS



56 Richmond Terrace

Carmarthen, SA31 1HQ

Located within walking distance of Carmarthen town centre, this terraced house offers an excellent opportunity for first-time buyers and buy-to-let investors alike. The property comprises a comfortable reception room, two bedrooms and a bathroom, with excellent transport links and a wide range of shops, schools and everyday amenities all close at hand. Offering convenience and strong investment potential, this property is well worthy of viewing.

Offers in the region of £119,500

56 Richmond Terrace

Carmarthen, SA31 1HQ



Situated within a short walk of Carmarthen town centre, this well-presented mid-terrace two-bedroom house offers comfortable accommodation together with an enclosed rear courtyard and tiered garden extending to approximately 30 feet.

A uPVC double glazed entrance door leads into the Hallway, fitted with a ceramic tiled floor and providing access to the principal living accommodation.

Lounge

13'6" x 14'9" (max (4.11m x 4.50m (max)

bright and spacious reception room featuring a uPVC double glazed window to the front, feature open fireplace, LED downlighting, two thermostatically controlled radiators, staircase to the first floor with a useful walk-in understairs storage cupboard, hardwired smoke detector, and an open-plan access through to the kitchen.

Kitchen

15'2" x 6'8" (4.64m x 2.05m)

Fitted with a range of modern high-gloss

white base and eye-level units incorporating granite-effect work surfaces. Features include a four-ring mains gas hob with stainless steel chimney extractor over, built-in oven and grill, stainless steel sink unit, integrated fridge, plumbing for a washing machine, and a wall-mounted Worcester gas-fired combination boiler serving the central heating and domestic hot water. uPVC double glazed window and door provide access to the rear courtyard, with a thermostatically controlled radiator.

First Floor Landing

Part-galleried landing with uPVC double glazed window to the rear, access to the loft space, and hardwired smoke detector.

Bedroom One (Front)

10'4" x 8'10" (3.16m x 2.70m)

Double bedroom with uPVC double glazed window to the front and a thermostatically controlled radiator.

Bedroom Two (Rear)

9'6" x 5'6" (2.90m x 1.70m)

Single bedroom with uPVC double glazed window overlooking the rear garden and a thermostatically controlled radiator.

Bathroom

6'3" x 5'6" max (1.93m x 1.68m max)

Comprising a panelled bath with glazed shower screen, mixer shower over, pedestal wash hand basin, close-coupled WC, chrome ladder-style heated towel rail, floor-to-ceiling tiled walls with decorative border, and uPVC double glazed window.

Externally

To the rear is an enclosed courtyard with an outside WC housed within a masonry outbuilding. Steps lead up to a tiered rear garden arranged over two levels, extending to approximately 30 feet in length

Services

We are advised that mains electricity, water, drainage and gas are connected to the property. The central heating system and domestic hot water are provided by a Worcester gas-fired combination boiler.







Floor Plan

Type: House - Terraced
Tenure: Freehold
Council Tax Band: B

Services: Mains Electricity, Drainage, Sewerage and Gas.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

