Terry Thomas & Co
ESTATE AGENTS









24 Francis Terrace

Carmarthen, SA31 1EZ

A refurbished and sympathetically modernised mid-terraced cottage offering two double bedrooms, a spacious lounge, kitchen/breakfast room, utility room and first-floor shower room. The property benefits from a particularly good ceiling height, gas central heating, uPVC double glazing and a mostly boarded loft with pull-down ladder. To the rear is a courtyard leading to a lawned garden with established planting, timber garden store and further decked patio area.

Offers in the region of £155,000

24 Francis Terrace

Carmarthen, SA31 1EZ

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A refurbished and sympathetically modernised mid-terraced cottage, retaining a number of traditional features while incorporating a range of improvements. The property is externally clad with insulation and benefits from gas central heating, double glazing and a well-maintained rear garden.

Front Entrance

The property is approached via a front forecourt enclosed by a dwarf wall with cast-iron railings and a cast-iron pedestrian gate leading to an open stone porch. A duck egg blue coloured uPVC double glazed entrance door opens into the hallway

Hallway

The hallway has granite-effect flooring, a single-panel radiator and an original dog-leg staircase leading to the first floor. There is a uPVC double glazed door with an autumn leaf finish leading out to the rear garden, together with an under-stairs storage cupboard with bi-folding door. Doors lead to the cloakroom, lounge and kitchen/breakfast room. The ground floor has an impressive ceiling height of approximately 2.67m.

Lounge

13'3" x 10'7" (4.05m x 3.25m)

A comfortable reception room having a uPVC double glazed window to the front, double-panel radiator with thermostatic control and a good ceiling height.

Kitchen/Breakfast Room

10'10"(min) to 11'1"(max) x 10'9" (3.31m(min) to 3.40m(max) x 3.28m)

Fitted with a range of base-level kitchen units having solid wood fronted doors and drawers, together with a oak work surface. The work surface incorporates a one-and-a-half bowl stainless steel sink with mixer tap, with plumbing provided for a dishwasher and space for a fridge. There is a designated space for a cooker, with both gas and electrical connections ready for installation, and a stainless steel filter extractor over. A uPVC double glazed window overlooks the rear, with double-panel radiator having thermostatic control and granite-effect flooring. A door leads through to the utility room.

Utility Room

7'6" x 7'11" (2.29m x 2.43m)

Fitted with a work surface with plumbing beneath for a washing machine, together with space for a tumble dryer and freezer. There are eye-level cupboards, a uPVC double glazed window to the rear and a uPVC double glazed door leading out to the rear courtyard and garden. Radiator with thermostatic control.

First Floor Landing

Part-gallery style landing with a single-panel radiator having thermostatic control and access to the loft space. The loft is mostly boarded and benefits from a pull-down ladder and lighting. A uPVC double glazed window overlooks the rear, with doors leading to both bedrooms and the shower room.

Shower Room

7'2" x 5'6" (2.19m x 1.70m)

Fitted with a corner shower enclosure having a Mira Mode Dual digital shower with rain shower head and body wash facility. The shower enclosure walls are fully tiled, with lined oak-effect flooring, single-panel radiator with thermostatic control and a rectangular wash hand basin set within a vanity unit having high-gloss white doors. There is also an economy-flush WC, uPVC double glazed obscured window to the front, LED downlighting and extractor.

Bedroom One

10'11" x 10'9" (3.35m x 3.30m)

A good-sized front-facing bedroom having a uPVC double glazed window to the front and double-panel radiator with thermostatic control. A built-in airing/linen cupboard houses the mains gas-fired combination boiler, which provides central heating and domestic hot water

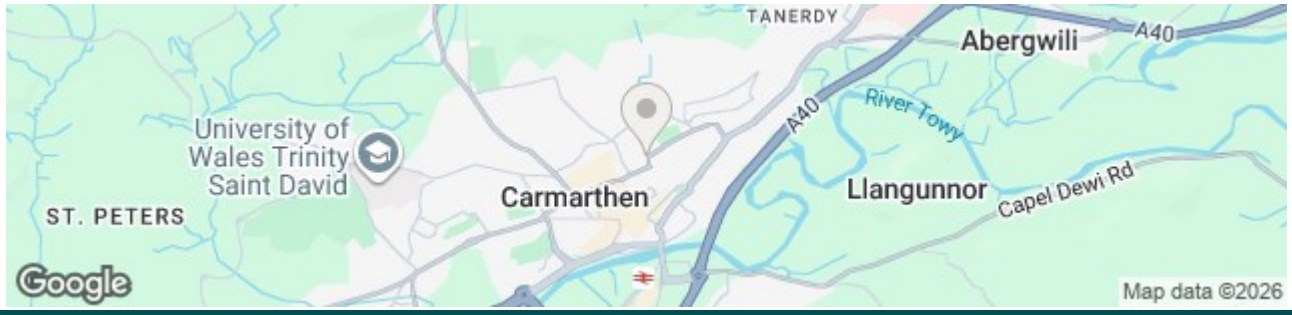
Bedroom Two

10'5" x 11'1" (3.19m x 3.40m)

A further double bedroom having a uPVC double glazed window overlooking the rear and double-panel radiator with thermostatic control

Outside

To the rear is a concrete courtyard with a small flight of steps leading up to a lawned garden area. A gravel pathway runs to the side and leads towards a timber garden store. An external power socket is provided for added convenience. The garden has a good range of established shrubbery and foliage, together with a further timber-decked patio area and outside tap.

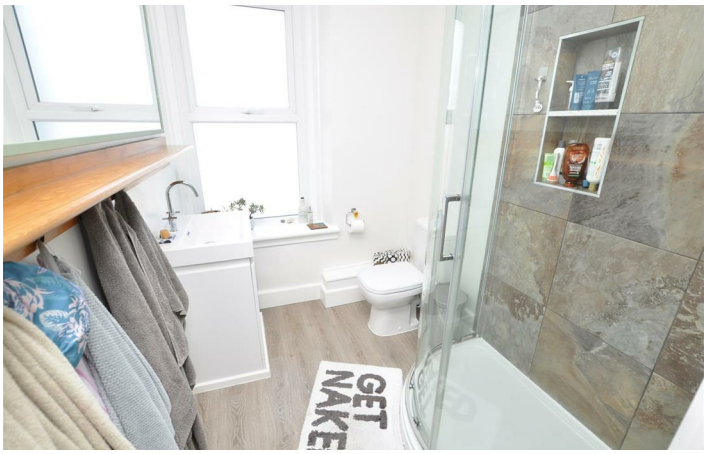


















Floor Plan

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

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

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