

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: CFP/LLE/ DEC / 25/OK

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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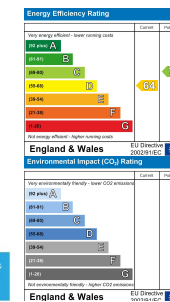


5 Parc Thomas, Carmarthen, Carmarthenshire, SA31 1DP

- DETACHED HOUSE
- FOUR BEDROOMS
- EDGE OF TOWN LOCATION
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- IMMACULATELY PRESENTED
- IDEAL FAMILY HOME
- UTILITY ROOM
- DRIVEWAY PARKING
- EPC RATING: D

O.I.R.O £365,000

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A brilliant opportunity to acquire an immaculately presented 1930's detached house, situated on the edge of Carmarthen town. Conveniently located on Parc Thomas, the property is within walking distance to the market town centre. The ideal family home has been lovingly renovated by the current vendors, boasting a stylish decor throughout. Viewing is highly recommended!

Retaining many character features including gorgeous parquet flooring, original fireplaces, and solid wood vintage doors; the property has a wealth of charm. Upon entering the property you are greeted by a warm and welcoming atmosphere. With the perfect blend of character charm and contemporary decor, an impressive extension creates the ideal space for the modern family. The open plan family room really is the heart of the home, and features a gas-powered log-effect stove. Bi-fold doors open out on the garden, making it the ideal space for entertaining all your family and friends. Off the family room is a utility and downstairs wet room. Double glass doors open into the study, which could also be utilised as a fourth downstairs bedroom. A kitchen flows off the family room, and is fitted with solid wood units, ceramic sink and a range cooker. The ground floor also accommodates a cosy living room, which features a character open fireplace and that lovely parquet flooring. Upstairs accommodates; three further double bedrooms, and a traditional family bathroom with roll top bath tub and a separate shower. The property provides a sense of space throughout, and benefits from UPVC double glazing and gas central heating.

Externally, the rear provides a low maintenance landscaped garden bordered by variety of shrubs and plants. Home to a summer house, garden shed, and a log store, the paved patio also provides space for ample outside seating, great for dining al fresco during those summer month. There is driveway parking to the front and the property benefits from a EV point adjacent to the driveway.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, Turn left onto Waterloo Terrace, Turn right to stay on Waterloo Terrace, Slight left onto Penlan Rd, Turn right onto Parc Thomas, The property will be on the left.
What/Three/Words:///teach.zoom.blog

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.