

Terry Thomas & Co

ESTATE AGENTS



19 Pentremeurig Road Carmarthen, SA31 3ET

A refurbished two-bedroom semi-detached house conveniently situated on Pentremeurig Road, Carmarthen, offering well-proportioned accommodation ideal for first-time buyers, couples or investors. The property is located within close proximity of the UWTSD campus, S4C building and Parc Dewi Sant, with Carmarthen town centre and its range of shops, amenities and eateries also easily accessible.

The property benefits from excellent transport links and easy access to the A40 trunk road, providing convenient connections to the surrounding areas. Further benefits include an adjoining carport providing off-road parking and a south-facing rear garden.

Offers in the region of £185,000

19 Pentremeurig Road

Carmarthen, SA31 3ET



A refurbished semi-detached house offering well-presented accommodation together with the benefit of an adjoining carport providing off-road parking. The property is conveniently situated in just on the outskirts of Carmarthen.

Entrance Hallway

Approached via a uPVC double glazed entrance door, the hallway has a staircase leading to the first floor and a door leading through to the lounge.

Lounge

14'3" x 14'0" (max) (4.36m x 4.28m (max))

A good-sized reception room having uPVC double glazed windows, feature fireplace with exposed timber beam and slate hearth, together with a feature shelving area to the side. There is a uPVC double glazed window to the rear, panel radiator with thermostatic control, leg-and-brace style door and useful storage cupboard. Two steps lead up to the rear hallway, which provides open access through to the kitchen and utility room.

Kitchen

2.81m x 1.19m

Fitted with a range of white high-gloss base units, with a matt granite-effect work surface over and circular stainless steel sink. Integrated appliances include a four-ring halogen hob with stainless steel chimney-style extractor over, together with oven and grill. uPVC double glazed window to the front.

Utility Room

10'0" x 7'3" (3.07m x 2.21m)

uPVC double glazed window, panel radiator with thermostatic control and uPVC double glazed side entrance door. The room has a ceiling extractor, plumbing for washing machine and a wall-mounted mains gas-fired combination boiler serving the central heating system and providing domestic hot water.

First Floor Landing

The landing provides access to bedrooms one and two, the bathroom and an airing cupboard. There is a uPVC double glazed window to the rear and a panel radiator with thermostatic control.

Bedroom 1

10'3" x 8'6" (max) (3.13m x 2.61m (max))

Built-in wardrobe, single panel radiator with thermostatic control and uPVC double glazed window to the front.

Bedroom 2

3.20m x 3.24m

uPVC double glazed windows to both the front and rear and panel radiator with thermostatic control.

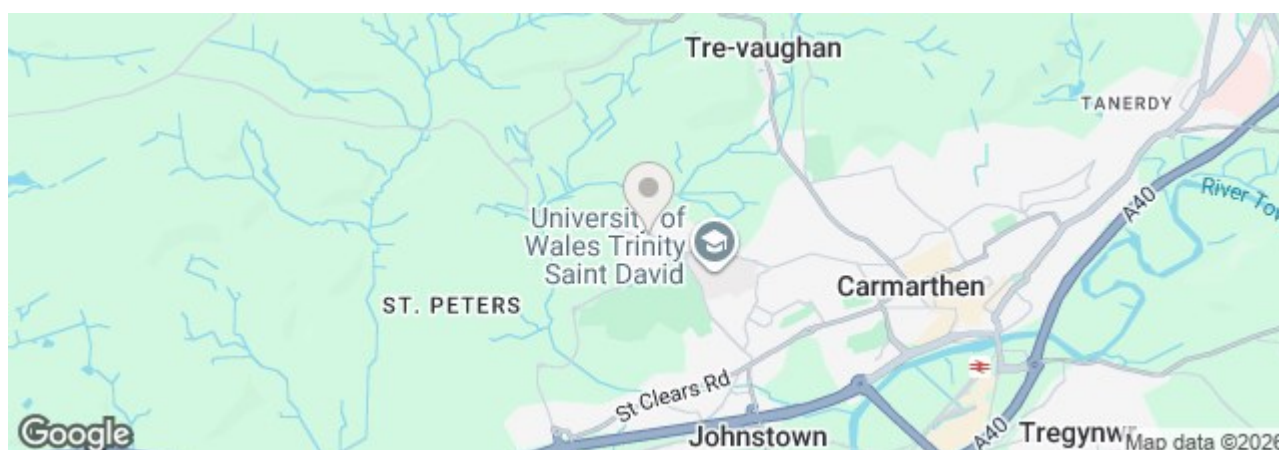
Bathroom

1.91m x 1.90m

Fitted with a panel bath having glass shower screen, hot and cold tap fittings and Triton power shower over. Chrome ladder-style heated towel rail, close-coupled economy flush WC and pedestal wash hand basin. uPVC double glazed window to the front.

Outside

The property benefits from an adjoining carport providing useful off-road parking, with additional unrestricted on-street parking available. To the rear is a slightly elevated south-facing garden, comprising a lawned area and timber-decked section with useful storage beneath the decking. An outside tap is also provided.





Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: C

Services: Mains Electricity, Drainage, Water 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 firm's 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>

