Sales & Lettings of Residential, Rural & Commercial Properties

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No 4 Waterloo Terrace, Carmarthen, Carmarthenshire, SA31 1DQ

Offers In The Region Of £225,000

- PERIOD DOUBLE FRONTED END OF TERRACED TOWN HOUSE.
- FIRST TIME ON THE MARKET SINCE 1976.
- REAR WALLED GARDEN. GARAGE/WORKSHOP.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 4 BEDROOMS. 2 LIVING ROOMS. 2 BATHROOMS. 2 KITCHENS.
- NO FORWARD CHAIN. GAS C/H.
- CLOSE TO 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- SUB-DIVIDED INTO TWO FLATS (owner and elderly relative).
- PVCu DOUBLE GLAZED WINDOWS.
- LEVEL WALK OF CARMARTHEN TOWN CENTRE.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

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A most conveniently situated Period DOUBLE FRONTED END OF TERRACE TOWN HOUSE that was originally a farmhouse and built as a 4 BEDROOMED dwelling but which was sub-divided in the 1980's to accommodate an elderly relative and which now provides 2 BEDROOMED ACCOMMODATION to the Ground and First Floors but which would easily revert to single accommodation if so desired as the utilities have not been split, situated set slightly back off and above the road being located within a short level walk of 'St. Catherine's Walk' shopping precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within walking distance of 'Glangwili' General Hospital.

4 2 3

Council Tax Band: D





RECEPTION HALL
with PVCu opaque double glazed entrance door. Radiator. Textured and coved ceilings. Staircase to the First Floor Flat. Part opaque glazed door with stained glass/leaded effect lights to

HALLWAY
with textured and coved ceiling.

SITTING/DINING ROOM/BEDROOM 1
15'6" x 12'8"
presently utilised as a Sitting/Dining room with radiator. PVCu double glazed window to fore. 6 Power points. Tiled fireplace. Smooth skimmed and coved ceiling.

INNER HALL
with ceramic tiled floor. Cloak hook. Door to

BATHROOM
8'10" x 7'4" overall
plus recessed shower enclosure with electric shower over and shower door. Ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Waterproof panelled walls. Wall light with shaver point. Wall mounted electric fan heater. 4 Piece suite in white comprising bidet, WC, pedestal wash hand basin and panelled bath.

LIVING ROOM
13'10" x 12'1"
with radiator. 4 Power points. Tiled fireplace. Textured and coved ceiling. PVCu double glazed door to and overlooking the rear garden. Telephone point. Door to Bedroom 2. Archway to the Kitchen. Door to the Lower Ground Floor.

BEDROOM 2
15'0" x 11'1"
with PVCu double glazed window to fore. Radiator. 4 Power points.

FITTED KITCHEN
12'5" x 8'10" overall
with part tiled walls. Wall mounted gas fired central heating boiler. Provision for gas cooker. 10 Power points plus fused points. Plumbing for washing machine. 2 PVCu double glazed windows. Stained glass/leaded effect window to the Inner Hall. Ceramic tiled floor. Range of fitted base and eye level kitchen units incorporating a glazed display unit, sink unit and integrated fridge and freezer.

LOWER GROUND FLOOR

CELLAR
9'11" x 6'2"
approached via a semi-circular staircase with slate steps. 6' 6" (1.98m) Ceiling height. 2 Power points. Slate slab. Cobbled floor.

FIRST FLOOR

LANDING
with C/h thermostat control. Access to a partly boarded ATTIC SPACE via a folding loft ladder with double glazed 'Velux' window. PVCu double glazed window to side. Electricity connected.

FRONT BEDROOM 1
15'9" x 11'3"
with radiator. PVCu double glazed window. 4 Power points.

REAR BEDROOM 2
12'11" x 9'8" overall
'L' shaped with PVCu double glazed window. Radiator. 2 Power points.

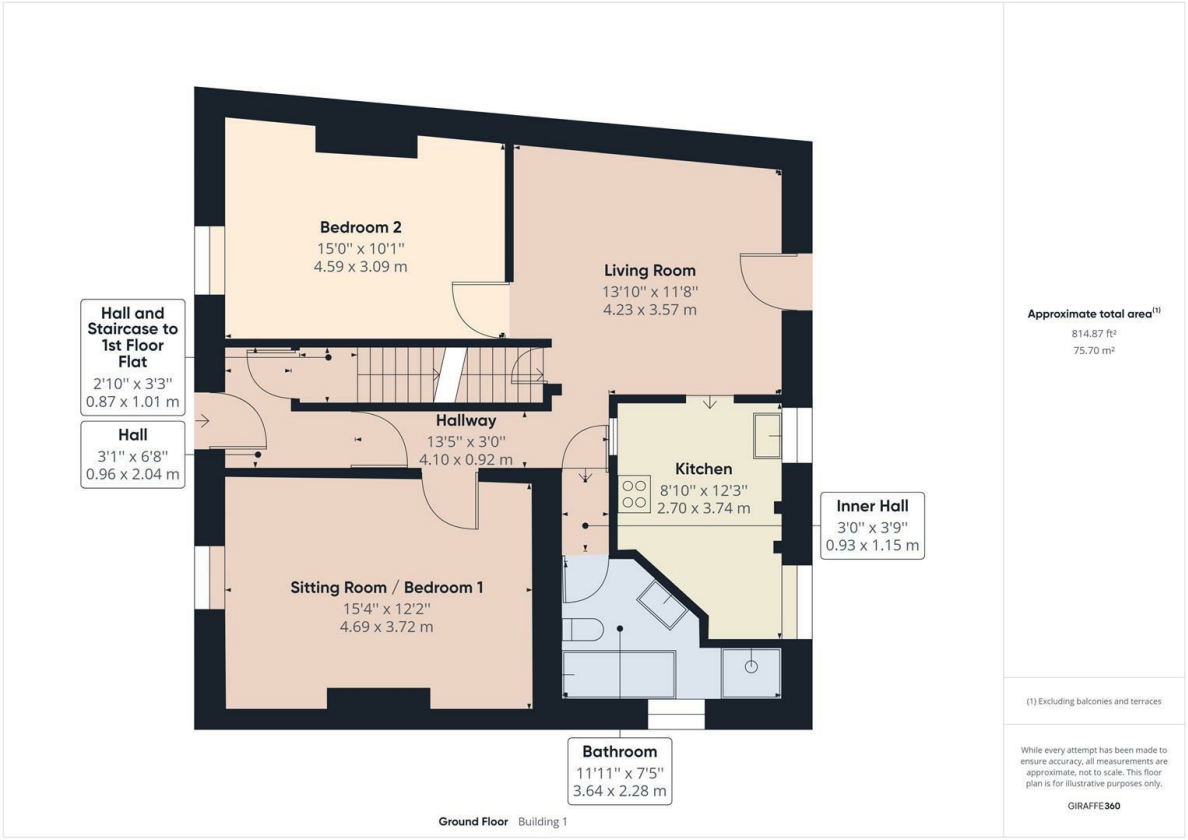
BATHROOM
8'11" x 8'10" overall
with vinyl floor covering. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed in shower over and shower screen. Part tiled walls. FITTED STORE CUPBOARD. FITTED AIRING/LINEN CUPBOARD with double doors.

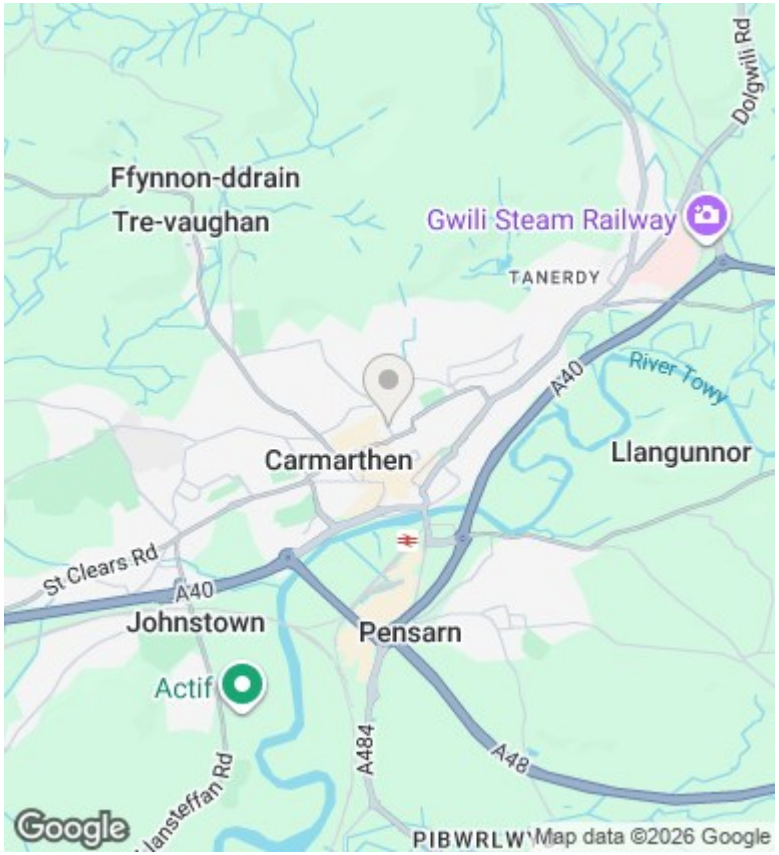
FITTED KITCHEN/BREAKFAST ROOM
12'3" x 9'4"
formerly a Bedroom with PVCu double glazed window. Plumbing for washing machine. Radiator. Range of fitted base and eye level kitchen units incorporating a double bowl sink unit. 4 Power points. Provision for gas cooker.

LIVING/DINING ROOM
19'8" x 15'4" overall
'L' shaped formerly a Bedroom with 2 radiators. 8 Power points. Telephone point. Feature fireplace. Textured and coved ceiling. 2 PVCu double glazed windows to fore.

EXTERNALLY
Walled/railed/gated forecourt. Side access off the side 'service lane' that connects 'Waterloo Terrace' with 'Myrddin Crescent'. Rear concreted patio with beyond a walled lawned garden and former access to 'Myrddin Court'. OUTSIDE LIGHT and WATER TAP.

DETACHED GARAGE/WORKSHOP
28'8" x 12'9"
with electronically operated roller door to the side 'service' lane. 2 PVCu double glazed windows. Power and lighting. Concrete block/stone built.





Directions

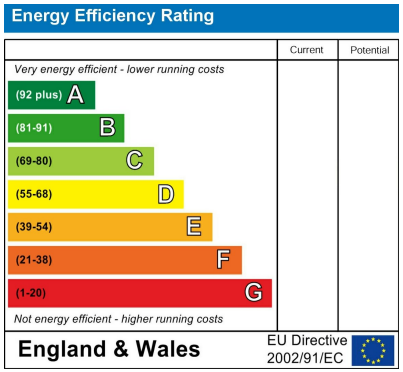
'Waterloo Terrace' is located by turning off 'Barn Road' and No 4 will be found a little way up on the right hand side adjacent to the lane that leads to 'Myrddin Crescent' and before the left hand turning for 'Barnsfield Terrace'.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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D



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