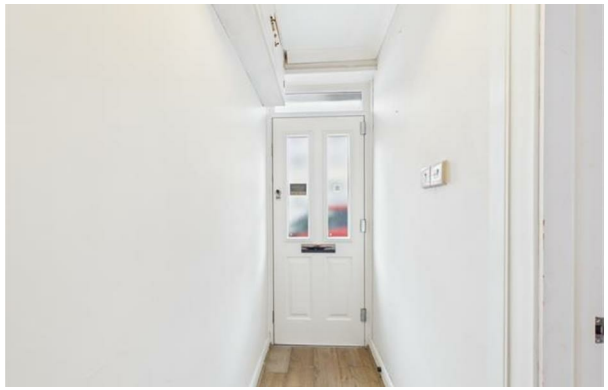






# No 33 St. David's Street, Carmarthen, SA31 3DX

## Offers In The Region Of £169,950

- VERY WELL PRESENTED MID-TERRACED HOUSE.
- FIRST TIME ON THE OPEN MARKET SINCE 1983.
- WALKING DISTANCE 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- LEVEL WALKING DISTANCE CARMARTHEN PARK AND TESCO SUPERSTORE.
- SUBSTANTIALLY EXTENDED AT REAR.
- 3 BEDROOMS. LIVING/DINING ROOM.
- ON STREET PERMIT PARKING TO FORE.
- WALKING DISTANCE TOWN CENTRE.
- NO FORWARD CHAIN.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- REAR GARDEN THAT EXTENDS FOR A DEPTH OF 57' (17.37m).
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

# No 33 St. David's Street, Carmarthen SA31 3DX

A most conveniently situated very well presented 3 BEDROOMED MID-TERRACED 'COTTAGE' style HOUSE that was substantially extended at the rear prior to 1983 being located within a relatively level short walking distance of 'St. Catherine's Walk' Shopping Precinct, Carmarthen Park, Tesco Superstore and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

3 1 1

Council Tax Band: C





## RECEPTION HALL
8'8" in depth
with boarded effect laminate flooring. PVCu part opaque double glazed entrance door. 1 Power point.

## WALK-IN CLOAKS/STORE CUPBOARD
4'10'0" (4'10") in depth

## THROUGH LIVING/DINING ROOM
22'0" x 11'7" overall
formerly two rooms with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. Telephone point. Gas meter cupboard. 5 Power points. Understairs storage area. Feature fireplace incorporating a coal effect gas fire having arched alcoves to either side. 2 Wall light fittings. Staircase to first floor.

## FITTED 'GALLEY' KITCHEN
14'2" x 6'2" max
with ceramic tiled floor. PVCu double glazed window overlooking the rear garden. Part waterproof panelled walls. 8 Power points. Range of fitted base and eye level kitchen units incorporating a composite sink unit, 'Neff' gas hob with splashback, canopied cooker hood, double oven, integrated fridge, freezer and 'Neff' dishwasher. Spotlighting track. 5' 4" (1.63m) Wide archway to

## UTILITY ROOM
8'3" x 7'0"
with worksurface. Ceramic tiled floor to match the kitchen. Plumbing for washing machine. Radiator. 4 Power points. PVCu double glazed window to rear. PVCu opaque double glazed door to rear. Double glazed 'Velux' window to sloping ceiling. Fitted broom cupboard.

## FIRST FLOOR -
8' 4" (2.54m) ceiling heights

## LANDING
with access to partly boarded attic space with electric light via a folding loft ladder. 2 Power points. Radiator. Cupboard off over the stairwell. Pull light switch for the electric light in the attic space.

## FRONT BEDROOM 1
8'10" x 6'2"
with boarded effect vinyl floor covering. 1 Power point. PVCu double glazed window.

## FRONT BEDROOM 2
12'0" x 7'10"
with boarded effect vinyl floor covering. PVCu double glazed window. Fitted wardrobes/cupboards. 1 Power point.

## REAR BEDROOM 3
9'8" x 7'11"
with boarded effect vinyl floor covering. PVCu double glazed window. 1 Power point.

## BATHROOM
14'10" x 6'11" overall
'L' shaped with laminate flooring. Radiator. 7' 7" (2.31m) Ceiling height. Part tiled walls. 2 PVCu opaque double glazed windows. 3 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture and panelled bath with plumbed-in shower over and waterproof panelled surround.

## FITTED AIRING CUPBOARD
with double louvre doors. Slatted shelving. Radiator.

## FITTED BOILER CUPBOARD
with slatted shelving. Wall mounted 'Worcester Bosch' gas fired central heating boiler. C/h timer control. Double doors.

## EXTERNALLY
'On street' permit parking available immediately to fore. There is a rear walled/close boarded fenced garden with raised stone walled herbaceous border, paved/crazy paved/concreted terraces and a decoratively stoned area that extends in all for a depth of approximately 57' (17.37m). GARDEN STORE SHED. OUTSIDE LIGHT and WATER TAP.







## Directions

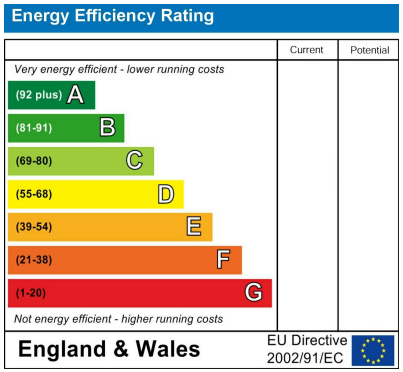
'St. David's Street' is located by turning off 'St. Catherine's Street' with No 33 being found half way along on your right hand side.

## Viewings

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

## Council Tax Band

C




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