





No 62 Ross Avenue, Carmarthen, SA31 1HX

Offers In The Region Of £167,500

- WELL PRESENTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. LIVING/DINING ROOM. CONSERVATORY.
- PRIVATE CAR PARKING.
- FRONT AND REAR GARDENS.
- HEAD OF CUL-DE-SAC.
- FITTED KITCHEN/BREAKFAST ROOM. UTILITY ROOM.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- JUST OFF BUS ROUTE.
- VIEWS TO FORE TOWARDS 'MERLIN'S HILL' AND TYWI RIVER VALLEY TOWARDS THE BLACK MOUNTAINS IN THE DISTANCE ON A CLEAR DAY.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE GLANGWILI HOSPITAL.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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A well presented conveniently situated 3 BEDROOMED SEMI-DETACHED HOUSE built to a 'Wimpey no Fynes' construction enjoying a sunny south easterly position being situated towards the head of a cul-de-sac that forms part of a larger overall development of former Local Authority built dwellings towards the periphery of yet within walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is located just off a bus route and is also within walking distance of Glangwili General Hospital.

3 1 1

Council Tax Band: B





CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door to

RECEPTION HALL
with staircase to first floor. Boarded effect flooring. Glazed/panelled doors to the Utility room and

LIVING/DINING ROOM
with boarded effect flooring. PVCu double glazed window to fore with a view towards 'Merlin's Hill.' 2 Radiators. C/h thermostat control. Feature fireplace incorporating an electric fire. 7 Power points. TV aerial cable. Telephone point. 2 USB charger ports. Glazed/panelled doors to the kitchen. PVCu double glazed double doors to

CONSERVATORY
12'1" x 8'10"
with boarded effect flooring. PVCu double glazed on two sides on a dwarf brick wall under a PVCu double glazed roof. One wall of exposed brick. Two wall light fittings. Radiator. 8 'Nickel' faced power points. PVCu double glazed double French doors to outside.

FITTED KITCHEN/BREAKFAST ROOM
10'10" x 9'6"
with feature tiled floor. 3 Walls of feature rustic brick. PVCu double glazed window. Upright panel radiator. 14 Power points plus fused point. Provision for a gas cooker. Range of fitted base and eye level kitchen units incorporating a composite 1.5 bowl sink unit, canopied cooker hood and glazed display units. Glazed/panelled door to

UTILITY ROOM
9'7" x 6'4" overall
with feature tiled floor. PVCu part opaque double glazed door to side. PVCu opaque double glazed window. Electric consumer unit and meter. 2 Power points. Understairs storage cupboard.

FIRST FLOOR -
moulded white panel effect doors.

LANDING
with radiator. Access to loft space. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with slatted shelving. C/h timer control. 'ideal LOGIC COMBI 30' gas fired central heating boiler.

FRONT BEDROOM 1
10'9" x 6'4"
with PVCu double glazed window with a view towards 'Merlin's Hill' and out over the Tywi valley with the Black Mountains visible on a clear day in the distance. Radiator. 1 Power point.

WET ROOM
7'10" x 5'6"
with radiator. Wet room flooring. Part tiled walls. PVCu opaque double glazed window. Recessed downlighting. 2 Piece suite in white comprising WC and wash hand basin. Electric shower and curtain rail. Extractor fan.

REAR BEDROOM 2
13'3" x 8'11" overall
'L' shaped with radiator. PVCu double glazed window. 1 Power point. Wardrobe.

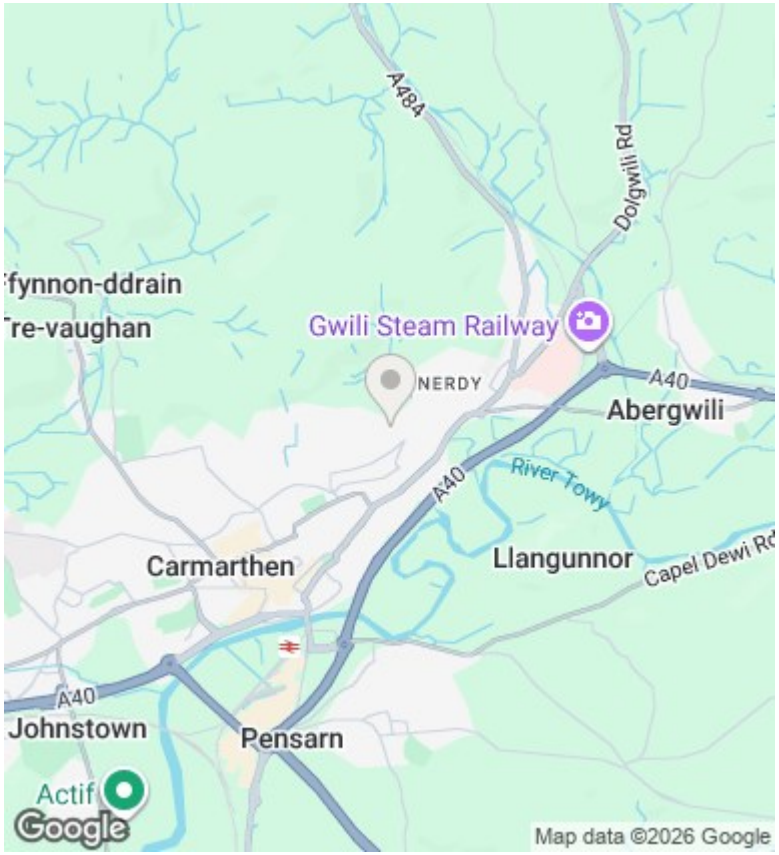
FRONT BEDROOM 3
11'7" x 10'4"
with PVCu double glazed window with a view towards 'Merlin's Hill', the Tywi valley and on a clear day the Black Mountains in the distance. Radiator. 3 Power points. 3 Double wardrobes.

BUILT-IN CUPBOARD OFF
over the stairwell with fitted shelving.

EXTERNALLY
Brick paved entrance drive providing private car parking. Front walled garden with artificial turf/grass. 5' (1.52m) Wide gated side pathway. Rear brick paved terrace off the Conservatory with beyond a rear garden. OUTSIDE WATER TAP.

GARDEN STORE SHED
13'0" x 8'0" approx
of concrete block construction.





Directions

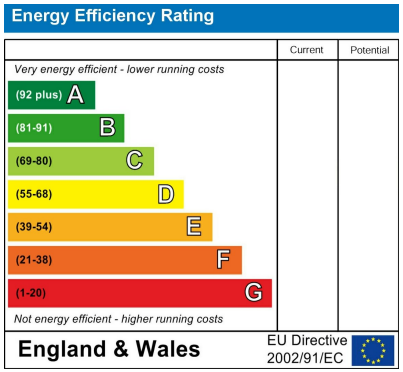
From Carmarthen town centre travel along 'Francis Terrace'/'Richmond Terrace' and having past the former Boys Grammar School (Parc Myrddin) Recreational Ground turn left into 'Capel Evan' Road and turn first right into 'Park Hall'. Continue two thirds of the way along and turn second left. Continue up the hill past the left hand turning for 'Belvedere Avenue' into 'Ross Avenue' and follow the road without turning off to the end of the cul-de-sac and 'No 62' is the last but one property on your

Viewings

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

Council Tax Band

B



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