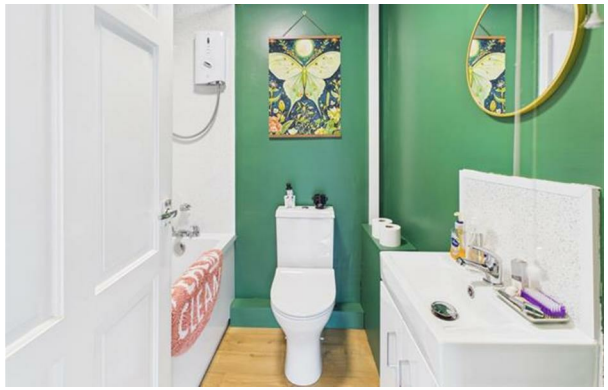






Ty Twt No 1 Babell Hill, Pensarn, Carmarthen, SA31 2DJ

Offers In The Region Of £110,000

- END TERRACED BUNGALOW.
- PVCu DOUBLE GLAZED WINDOWS.
- UNRESTRICTED ON STREET PARKING AVAILABLE IN 'EMLYN TERRACE.'
- WALKING DISTANCE LLANGUNNOR C.P. SCHOOL.
- WELL PRESENTED COMPACT ACCOMMODATION.
- PV PANELS REDUCING ELECTRICITY COSTS.
- WALKING DISTANCE BUSINESSES AND SHOPS IN PENSARN AND 'PARC STEPHENS'.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 1 BEDROOM. ELECTRIC HEATING.
- REAR COURTYARD GARDEN.
- WALKING DISTANCE 'MORRISONS' SUPERMARKET.

Ty Twt No 1 Babell Hill, Carmarthen SA31 2DJ

A most conveniently situated traditionally built well presented 1 BEDROOMED END OF TERRACE 'BUNGALOW' style DWELLING being located set slightly back off 'Babell Hill' at the junction with 'Emlyn Terrace' on a regular bus route within a relatively short level walking distance of the businesses and shops on 'Parc Stephens' and Pensarn, is located within walking distance of Llangunnor C.P. School and Morrisons Supermarket, is within half a mile of Carmarthen Railway Station and the property is located within 0.75 of a mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

1 1 1

Council Tax Band: A





RECEPTION HALL
with PVCu double glazed entrance door. Wall mounted programmable electric convector panel heater. 1 Power point. Electricity consumer unit and meter.

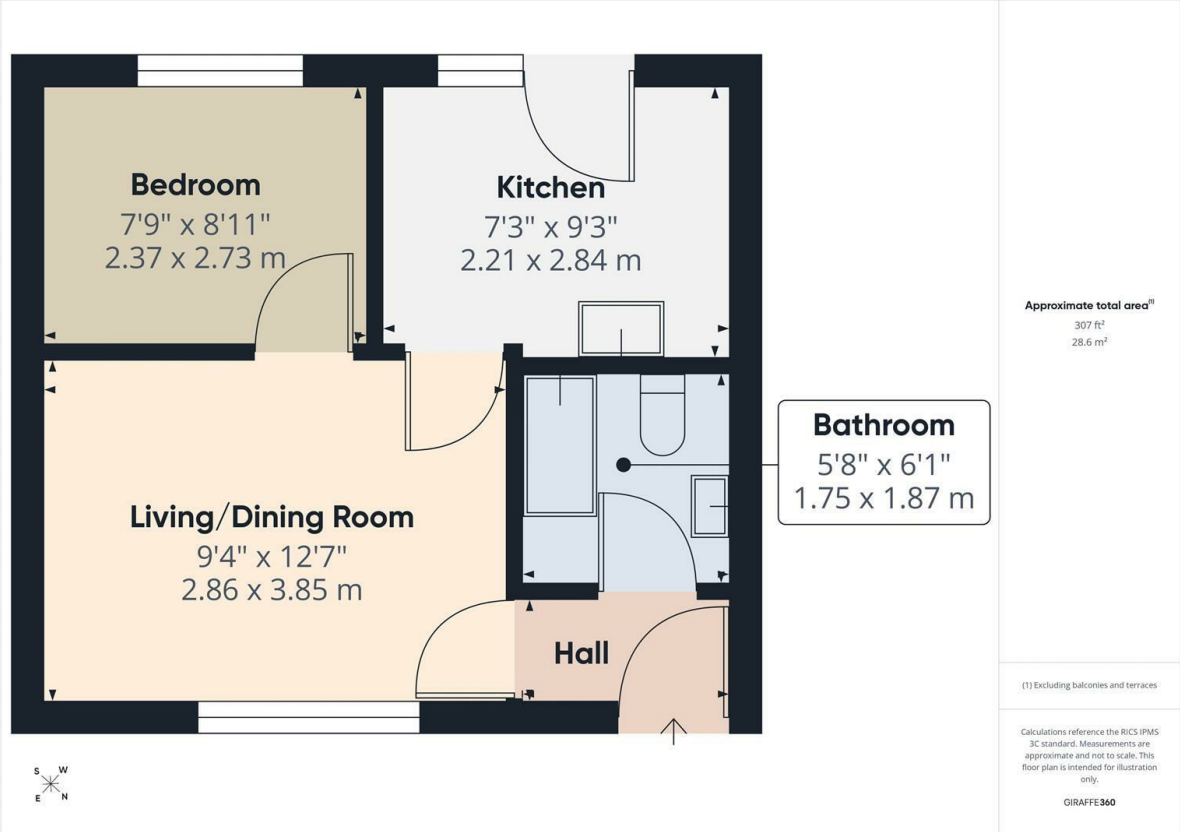
BATHROOM
5'10" x 5'6"
with extractor fan. 3 Piece suite in white comprising WC, panelled bath with electric shower over, curtain rail and wash hand basin with fitted storage cupboard beneath and splashback. 'Mylek' wall mounted electric heater. Boarded effect vinyl floor covering.

LIVING/DINING ROOM
12'10" x 9'5"
with wall mounted programmable electric convector panel heater. TV and telephone points. PVCu double glazed window to fore. Mains smoke alarm. 4 Power points. Doors to the bedroom and

FITTED KITCHEN
9'2" x 7'2"
with tile effect vinyl floor covering. Mains smoke/heat detector. Wall mounted programmable electric panel convector heater. Part tiled walls. PVCu double glazed windows. Plumbing for washing machine. Redring electric water heater. 7 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit. PVCu part opaque double glazed door to rear.

BEDROOM
9'0" x 7'9"
with wall mounted programmable electric convector panel heater. Radiator. PVCu double glazed window. 3 Power points. Access to loft space.

EXTERNALLY
Unrestricted on street parking available to the side of the property in 'Emlyn Terrace.' Walled/close boarded fenced decoratively stoned courtyard garden that enjoys a sunny south westerly aspect.





Directions

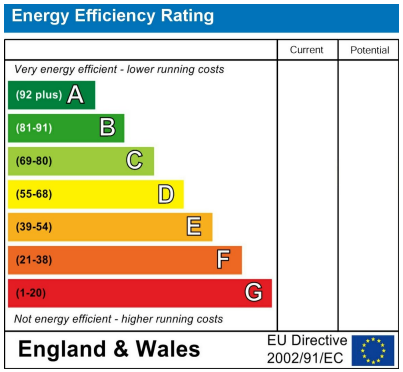
From Carmarthen town centre travel over Tywi bridge and straight across the roundabout towards Llangunnor. Travel past 'ATS' and The Royal Mail 'Sorting Office' and continue under 'Pont Pensarn'/flyover and No 1 Babell Hill is the first property on the right hand side adjacent to the turning for 'Emlyn Terrace' and opposite the turning for 'Penymorfa Lane' before the Chapel.

Viewings

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

Council Tax Band

A



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