





No 9 The Parade, Carmarthen, SA31 1LY

Offers In The Region Of £185,000

- GRADE II LISTED RESIDENCE IN SOUGHT AFTER AREA.
- 3 DOUBLE BEDROOMS. 3 LIVING ROOMS.
- SECRET ENCLOSED REAR LAWNED GARDEN MEASURING 50FT. x 45FT.
- WALKING DISTANCE GLANGWILI GENERAL HOSPITAL.
- DECEPTIVELY LARGE ACCOMMODATION.
- 2 BATHROOMS. 3 WC's. GAS C/H.
- PRIVATE CAR PARKING. CLOSE TO THE TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- FULL OF CHARM AND CHARACTER.
- PVCu DOUBLE GLAZED WINDOWS TO REAR.
- SECONDARY GLAZED SASH WINDOWS TO THE FRONT ELEVATION.

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A conveniently situated Grade II Listed 3 DOUBLE BEDROOMED/3 RECEPTION ROOMED TERRACED RESIDENCE affording character accommodation having a large 'secret garden' at rear being located fronting onto 'The Parade' within walking distance of the Railway Station, Public Library, Doctors Surgeries and readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also located within walking distance of Glangwili General Hospital.

3 2 3

Council Tax Band: E





THE FRONT ENTRANCE TO THE PROPERTY IS APPROACHED V

SIDE ENTRANCE PORCH
with tiled floor. Part glazed. Glazed/panelled door to

RECEPTION HALL
with feature patterned tiled floor. Radiator.

UTILITY ROOM
6'11" x 6'3"
with wall unit. Worksurface. Plumbing for washing machine. 2 Power points.

SEPARATE WC
with 2 piece suite in white comprising WC and wash hand basin with tiled splashback. PVCu opaque double glazed window.

INNER HALL
14'9" x 3'6"
with 2 power points. Radiator. PVCu double glazed window. Staircase to first floor. C/h thermostat control.

LIVING ROOM
12'10" x 10'3"
with feature 'Victorian style' fireplace. PVCu double glazed window. 4 Power points.

SITTING ROOM
14'11" x 12'7"
with 2 power points. 2 Radiators. French door with secondary glazed side screens to either side that leads to the front garden. Telephone point. Feature fireplace. 4 Power points.

FAMILY ROOM
16'7" x 11'11"
with radiator. Secondary glazed sash window to fore. Picture rail. 8 Power points.

WALK-IN CUPBOARD
5'8" in depth
with fitted shelving.

REAR HALL
with feature tiled floor to match the reception hall. PVCu opaque double glazed window. PVCu part opaque double glazed door to rear.

FITTED KITCHEN
'L' shaped with range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit. Plumbing for dishwasher. 3 PVCu double glazed windows. 10 Power points.

FIRST FLOOR

HALF LANDING

BATHROOM
13'11" x 10'10" overall
with part sloping ceiling. Boarded effect laminate flooring. PVCu double glazed window. 2 Chrome towel warmer ladder radiators. Tiled double shower enclosure with sliding shower door and plumbed-in dual head shower over. 4 Piece suite in white comprising double ended bath tub, bidet, WC and wash hand basin with tiled splashback having a fitted storage cupboard beneath. Double glazed 'Velux' window.

MAIN LANDING
with access to loft space. Single glazed window.

SEPARATE WC.
with radiator. 'T&G' boarded sloping ceiling. 2 Piece suite in white comprising wash hand basin and WC. PVCu opaque double glazed window.

INNER LANDING
10'5" x 5'7"
with 2 power points. Wall mounted gas fired central heating boiler (2017).

DRESSING ROOM
14'0" x 7'2"
presently utilised as a fourth bedroom with radiator. PVCu double glazed window. 4 Power points. Door to

REAR BEDROOM 1
13'0" x 10'6" plus
fitted wall to wall/floor to ceiling Airing/Linen cupboard. Pedestal wash hand basin with tiled splashback. Radiator. 2 PVCu double glazed windows. Double aspect.

FRONT BEDROOM 2
16'4" x 14'2" overall
'L' shaped with 2 secondary glazed sash windows to fore. Radiator. 4 Power points. Feature fireplace.

FRONT BEDROOM 3
16'7" x 9'11"
with secondary glazed sash window. Former fireplace. Radiator. 4 Power points.

EN-SUITE SHOWER ROOM
with pedestal wash hand basin. Shower enclosure with electric shower over. Chrome towel warmer ladder radiator. Extractor fan. 'T&G' boarded walls.

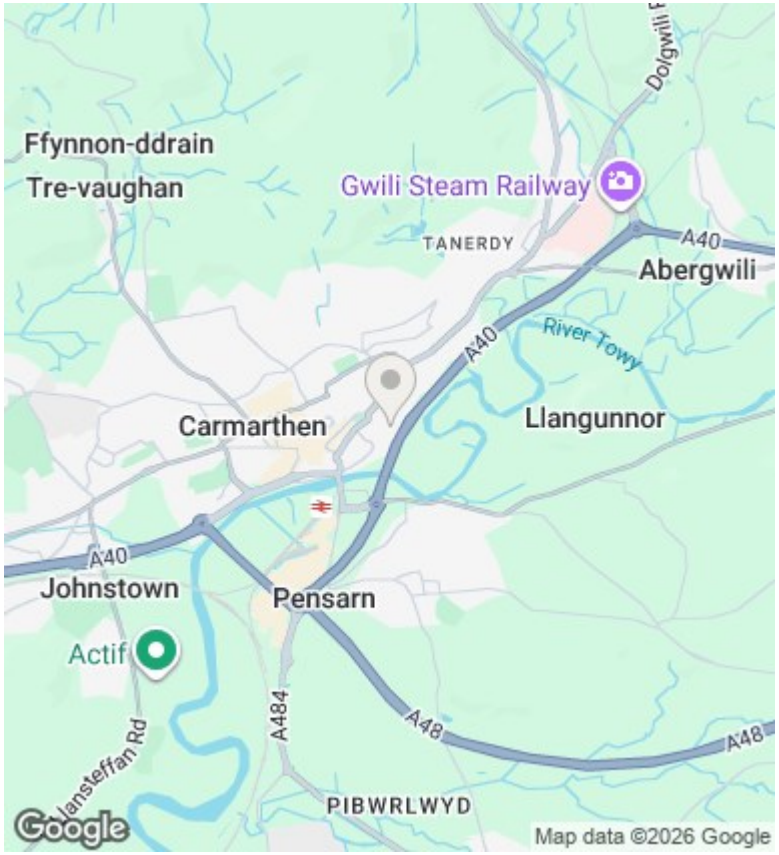
EXTERNALLY
Front garden. Concreted front entrance drive providing private car parking for one. Rear concreted courtyard with access to the rear garden. From the front shared passageway access is gained to

HALLWAY
that gives access to the side service lane and through which there is a right of way for 'Nos 9A and 10 The Parade.'

The shared passageway leads beyond 'No 9A The Para
AN ESTABLISHED WELL STOCKED WALLED/FENCED ENCLOSED LAWNED GARDEN (secret garden) that incorporates a patio, mature trees/shrubs and herbaceous borders together with 2 apple trees. Garden store shed.

SAUNA
off the rear concreted courtyard.





Directions

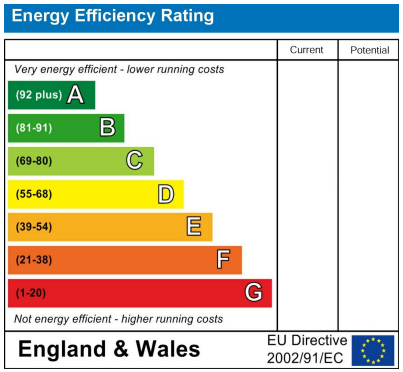
Turn off 'Priory Street' into 'North Parade' and continue to the junction with 'The Parade' and turn right. Travel past 'Hafan Tywi' and Ty Rhys' and the property will be found a little further along on the right hand side.

Viewings

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

Council Tax Band

E



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