





No 12 Nash Avenue, Carmarthen, SA31 2AX

Offers In The Region Of £179,950

- WELL PRESENTED SEMI-DETACHED HOUSE.
- ORIGINALLY BUILT AS A 3 BEDROOMED HOUSE AND COULD EASILY REVERT IF SO DESIRED.
- CAVITY WALL INSULATION. NO FORWARD CHAIN.
- SHORT WALK OF TANERDY PETROL FILLING STATION/CONVENIENCE STORE/POST OFFICE.
- SOUGHT AFTER AREA. GAS C/H.
- VIEWS. DETACHED SINGLE GARAGE.
- CLOSE TO GLANGWILI GENERAL HOSPITAL.
- JUST OFF REGULAR BUS ROUTE.
- 2 BEDROOMS. 2 LIVING ROOMS. 2 BATHROOMS/WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- 'FRONTING NO THROUGH ROAD'.

No 12 Nash Avenue, Carmarthen SA31 2AX

A well presented most conveniently situated traditionally built (Circa. 1960) 2 BEDROOMED/2 RECEPTION ROOMED/2 BATHROOMED SEMI-DETACHED HOUSE having an attractive brick facade with DETACHED GARAGE situated set slightly back off and above a 'no through' road enjoying views to the fore just off a regular bus route within close proximity of Glangwili General Hospital, is within a relatively short walk of Tanerdy Petrol Filling Station/Convenience Store/Post Office and is within walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the A40/A484 and A485 trunk roads.

2 2 2

Council Tax Band: C





CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door and side screen (2019) to

RECEPTION HALL
8'5" in depth
with staircase to first floor. Boarded effect vinyl floor covering. Understairs storage cupboard. Cloak hooks. Glazed pine door to the living room. Door to

SHOWER ROOM
5'10" x 5'3"
with tile effect vinyl floor covering. Fully tiled walls. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with electric shower over and sliding double shower doors.

LIVING ROOM
14'9" x 10'3"
with radiator. PVCu double glazed picture window (2019) to fore with a view. Feature fireplace incorporating a coal effect gas fire. 4 Power points. Telephone point. Glazed pine door to

FITTED 'GALLEY' KITCHEN
16'1" x 6'7"
with part tiled walls. Boarded effect laminate flooring. Double aspect. 2 PVCu double glazed windows. Plumbing for washing machine. Telephone point. Range of fitted base and eye level light oak effect kitchen units incorporating a sink unit, gas hob, electric oven, cooker hood and 'dresser' style unit. 8 Power points plus fused points. 6' 3" (1.90m) opening to

DINING ROOM
9'6" x 9'2" overall
slightly 'L' shaped with radiator. Double aspect. 2 PVCu double glazed windows. 4 Power points. PVCu opaque double glazed door to

REAR PORCH

FIRST FLOOR

LANDING
with access to loft space. PVCu opaque double glazed window.

BATHROOM (FORMERLY A BEDROOM)
8'6" x 7'9"
with radiator. PVCu opaque double glazed window. Waterproof panelled walls. 3 Piece suite in white comprising panelled bath, WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with fitted seat, grab rail, plumbed-in dual head shower over and double sliding shower doors. Vinyl floor covering.

REAR BEDROOM 1
11'9" x 7'11" overall
with radiator. PVCu double glazed window overlooking the rear garden. 2 Power points. FITTED AIRING/LINEN CUPBOARD with slatted shelving. Ideal LOGIC+ gas fired central heating boiler.

FRONT BEDROOM 2
12'9" x 9'9" plus
built-in cupboard off over the stairwell. Radiator. PVCu double glazed window (2019) with views. 4 Power points. Telephone point. Wall light.

EXTERNALLY
Un-restricted on street parking available immediately to fore. Walled brick paved parking space for up to two cars. Pillared/railed paved terrace from which a view is enjoyed. Side gated pathway that leads to a rear enclosed close boarded fenced garden with artificial grassed area and vegetable garden. Base for Greenhouse. Outside light and water tap.

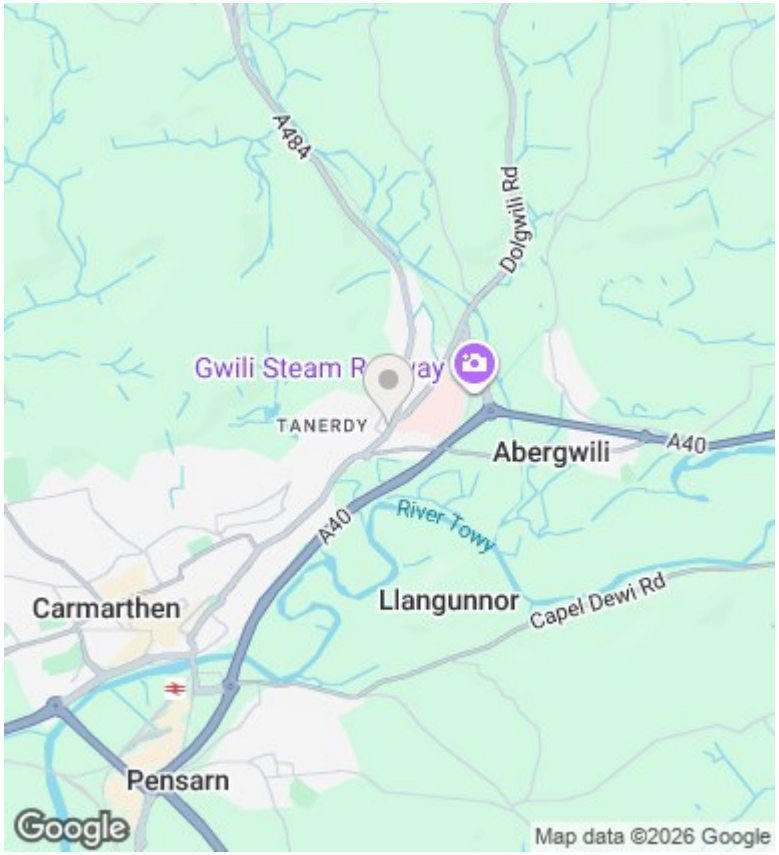
EXTERNAL UNDERSTAIRS STORAGE CUPBOARD
with 1 power point.

STORE SHED
with lined walls. PVCu double glazed window. Power and lighting. 1 Power point. Boarded entrance door.

GARDEN STORE SHED
in dis-repair.

DETACHED SINGLE GARAGE
15'3" x 7'10" max
located at the end of 'Nash Avenue' just beyond the turning circle and Electricity sub-station with up-and-over garage door. Concrete block built.





Directions

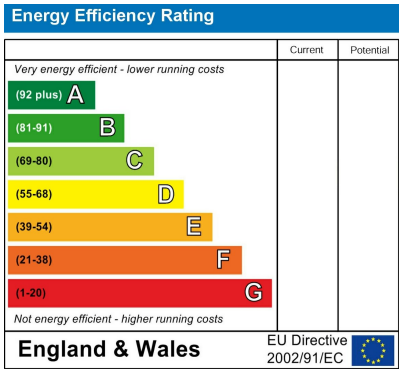
From Carmarthen town centre travel towards Glangwili General Hospital past Tanerdy Petrol Filling Station/Shop and 'Tafarn Tanerdy' to the roundabout and take the first exit for Cardigan/Newcastle Emlyn/Lampeter/Glangwili General Hospital - signposted. Travel a short distance and turn first left just before the bus shelter opposite the NHS Trust Creche and Day Nursery/Medical Education Centre into 'Hafod Cwnin'. Having turned left, turn immediately right into 'Nash Avenue' and the property is the sixth on

Viewings

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

Council Tax Band

C



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk