





No 2 The Old Grammar School The Esplanade, Carmarthen, SA31 1NJ

Offers In The Region Of £195,000

- GRADE II LISTED EARLY VICTORIAN MID-TERRACED 3 STOREY TOWN HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE GLANGWILI HOSPITAL.
- NO FORWARD CHAIN.
- 4 BEDROOMS. 2 WC's. GAS C/H.
- PRIVATE CAR PARKING.
- WALKING DISTANCE TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- IN THE SAME FAMILY SINCE 1974.
- ENCLOSED REAR GARDEN THAT EXTENDS FOR APPROXIMATELY 80' (24.38m) IN DEPTH.
- MOST ROOMS MODERNISED AND UPDATED.

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A most conveniently situated Grade II Listed early Victorian 3 Storey 4 BEDROOMED MID-TERRACED TOWN HOUSE (1 of 4) situated backing on to 'St. John's Priory' allotment gardens within a short walk of 'Parc Hinds' Recreational Ground and within a relatively level walking distance of the 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 via the Public Footpath that follows the A48 Carmarthen southern by-pass towards Glangwili hospital.

4 1 1

Council Tax Band: B





PVCu ENTRANCE DOOR
with opaque double glazed side screen to

FITTED KITCHEN/DINING ROOM
with boarded effect vinyl floor covering. Smooth skimmed ceiling. Waterproof panelled walls. PVCu double glazed sash window to fore. 12 Power points. Telephone point. Radiator. Plumbing for washing machine. Range of fitted base and eye level kitchen units with soft close doors/drawers incorporating a 1.5 bowl sink unit, gas hob, electric double oven and canopied cooker hood. Electricity consumer unit and meter. Staircase to first floor. Opening to the landing that gives access to the lower ground floor. Door to

LIVING ROOM
16'2" x 11'8"
with boarded effect laminate flooring. Radiator. PVCu double glazed window overlooking the rear garden. Artex and coved ceiling. 11 Power points. 4 USB charger ports.

LOWER GROUND FLOOR

HALL
17'8" in depth
with radiator. Understairs storage cupboard. Fitted cupboard. Fitted cupboard with two doors.

BATHROOM
10'3" x 7'9"
with extractor fan. Towel warmer ladder radiator. Part waterproof panelled walls. Fitted storage cupboard. 3 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath, WC and double ended oversized bath tub with shower attachment. Shower enclosure with plumbed-in shower over and folding shower door.

STORE ROOM
with radiator.

BEDROOM 1
10'0" x 8'7"
plus recess and built-in wardrobes. Radiator. TV point. 2 USB charger ports. 8 Power points. PVCu double glazed window.

REAR HALL
7'0" x 5'1"
with wall mounted 'Worcester' gas fired central heating boiler. Radiator. 4 Power points. Panelled door to rear.

FIRST FLOOR

LANDING
with mains smoke detector. 2 Power points. Panelled walls.

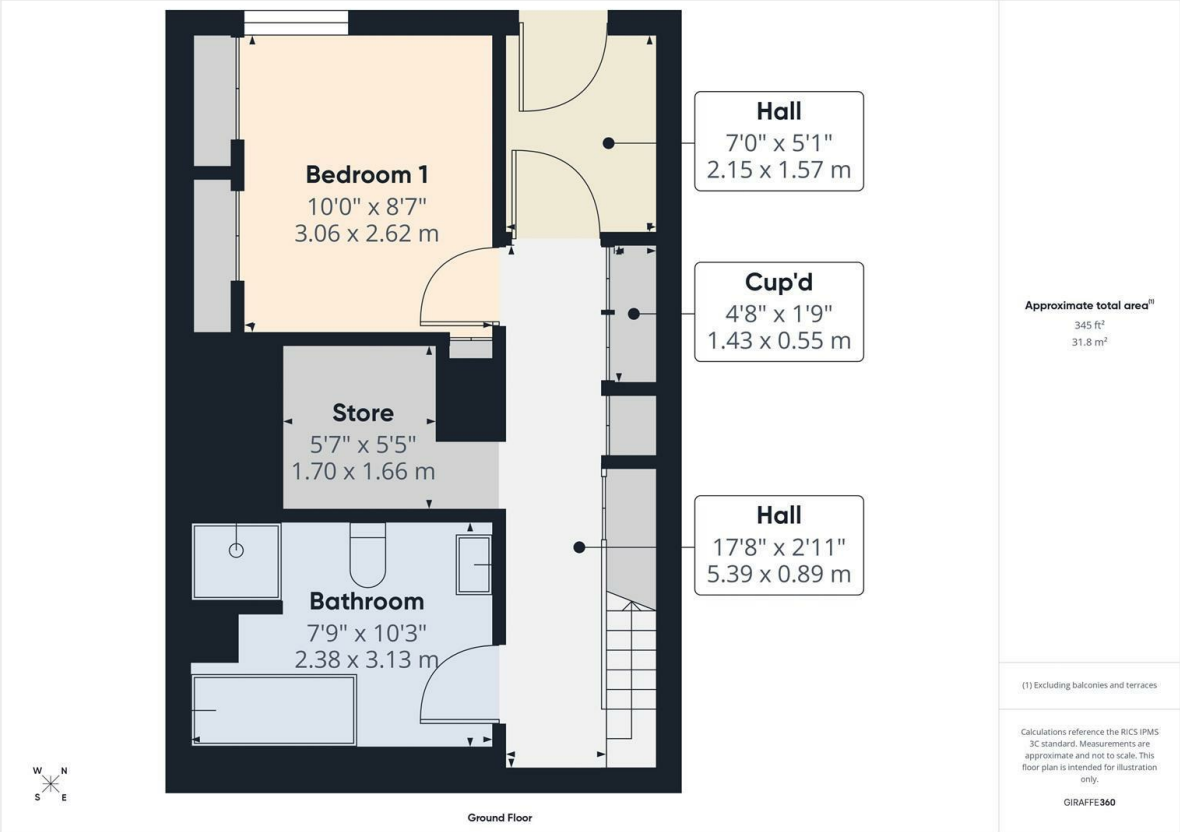
REAR BEDROOM 2
11'3" x 7'6"
with PVCu double glazed window having a child safety lock overlooking the rear garden. Radiator. 8 Power points. 2 USB charger ports.

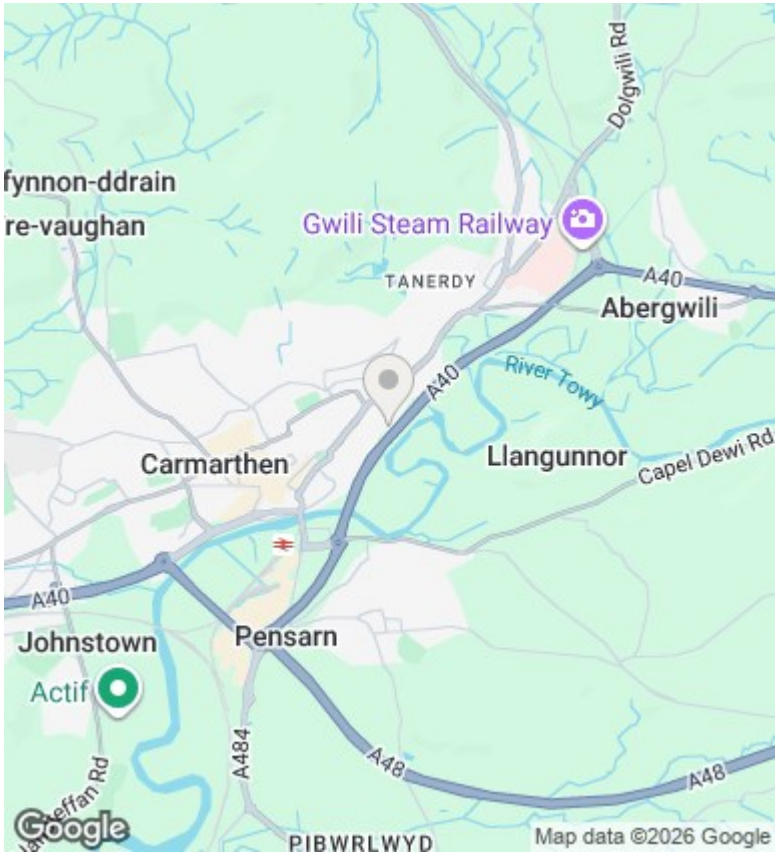
FRONT BEDROOM 3
12'2" x 9'9" plus
walk-in cupboard off over the stairwell. Radiator. PVCu double glazed sash window. 8 Power points. 4 USB charger ports.

SEPARATE WC
with WC in white.

REAR BEDROOM 4
11'5" x 7'3" plus recess
with radiator. PVCu double glazed window with a child safety lock overlooking the rear garden. 8 Power points. 2 USB charger ports.

EXTERNALLY
Hardcored entrance drive providing hardstanding for up to 2 vehicles. Forecourt. Side pedestrian access around 'No 1 The Old Grammar School' to the rear garden of No 2 (right of way). Rear paved terrace with beyond an enclosed close boarded fenced garden. The rear garden extends for an overall depth of approximately 80' (24.38m).





Directions

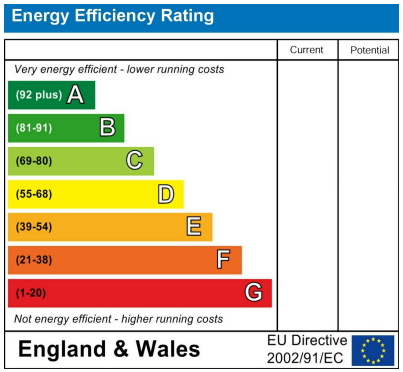
ENERGY EFFICIENCY RATING: - C (69). ENERGY PERFORMANCE CERTIFICATE: - 0107-1477-5002-1806-0106. Mains electricity, water, drainage and gas Council tax band B. amount 2026/27 £1,851.50p.

Viewings

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

Council Tax Band

B



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