



12 The Parade, Carmarthen, SA31 1LY

Offers in the region of £420,000

An impressive traditional detached house located in a popular location within walking distance of the town centre and enjoying views of the Lower Towy Valley towards Llangunnor.

The town centre with its many modern and traditional shops as well as restaurants, pubs, cinema and the Lyric Theatre is within walking distance, The West Wales General Hospital, Police headquarters, university and the train station are located on the outskirts of town, within a short drive.

Spacious well presented accommodation that has the benefit of double glazed windows, gas central heating and briefly comprises reception hallway, cloakroom 4 reception rooms and kitchen/dining room. with recently installed units. On the first floor there are 4 double bedrooms, one with a dressing room and bathroom.

Externally there is a south facing garden, store sheds and WC together with a spacious carport and parking.

NO ONWARD CHAIN

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

SIDE ENTRANCE PORCH 7'4" x 4'7" (2.26m x 1.42m)

UPVC Entrance door and quarry tiled floor. Door leading to the reception hallway.

RECEPTION HALLWAY



Radiator, oak flooring, stairs to first floor and doors off all the principal rooms.

LIVING ROOM 14'11" x 14'1" (4.56m x 4.31m)

Large 7' wide bay window to front elevation, oak boarded floor, coved ceiling and picture rail, radiator and double doors opening into the Sitting room



SITING ROOM

Bay window to front elevation, oak boarded floor, wall lights and matching central light, coved ceiling and picture rail. open fireplace with oak surround and tiled an cast inset with a slate hearth, radiator.



STUDY 11'5" x 10'8" (3.48m x 3.27m)



Radiator and door to.....

SIDE LOBBY 4'7" x 10'8" (1.42m x 3.26m)
UPVC side entrance door, radiator and door to,,,,,
CLOAKROOM



With WC, Wash hand basin and radiator.

INNER HALLWAY

With ceramic tiled floor, door to basement and
doors off to....

DINING ROOM 14'7" x 10'6" (4.47m x 3.22m)



Window to side elevation, ceramic tiled floor and
radiator

KITCHEN/DINING AREA 24'4" x 7'11" max (7.44m x
2.42m max)



Recently fitted range of wall and base units
incorporating a 1.25 bowl single drainer stainless
steel sink unit, gas hob with extractor over and
electric oven, space and plumbing for washing
machine, gas central heating boiler.
Caramic tiled floor radiator, exterior stable door to
rear and windows to both sides.



MAIN LANDING



FIRST FLOOR

Half landing with door off to.....

BATHROOM 24'2" 7'3" (7.37m 2.21m)

Arched recess, sun tunnel and access to loft space.
Doors off to.....

BEDROOM 1 14'6" x 13'8" (4.42m x 4.18m)



Window to front and radiator

Panelled bath with shower attachment, WC and wash hand basin, large tiled shower enclosure, 2 radiators, windows to both side elevations and airing cupboard with shelving and radiator.

BEDROOM 2 14'6" x 13'8" (4.44m x 4.18m)



Window to front and radiator

BEDROOM 3 15'4" x 10'11" (4.68m x 3.34)

Window to side elevation and radiator.

BEDROOM 4 15'4" x 10'9" (4.69m x 3.29m)

Window to side and radiator. Opening to dressing room

DRESSING ROOM 17'10" x 4'2" (5.46m x 1.29m)

2 Windows and radiator

BASEMENT 10'11" x 9'9" (3.34m x 2.99)

Stairs leading down to the basement where you have an understairs storage area and 2 rooms 3.34m x 1.19 (10'11 x 3'10) and 3.34m x 2.99m (10'11 x 9'9)

EXTERNALLY

Steps lead up to the property where you have a crazy paved area to the front, further paved area to the side and a small level lawned garden.

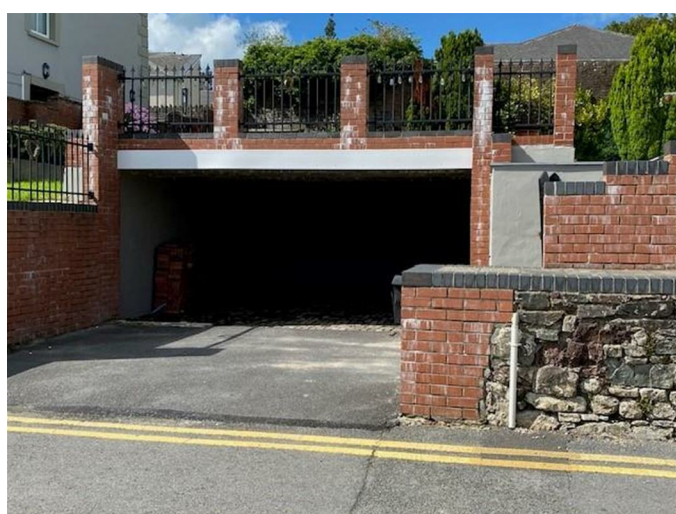
Well stocked borders

To the rear is an outside WC and an adjoining store shed

A further useful store shed or workshop 17' x 4' with power and light connected, shelving and window to front.



CAR PORT 21'3" x 19'4" (6.48m x 5.90m)



With off road parking to the front

SERVICES

Mains water, electric , drainage and gas

COUNCIL TAX

We are advised that the Council Tax Band is G

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however,

purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

CONTACT NUMBERS

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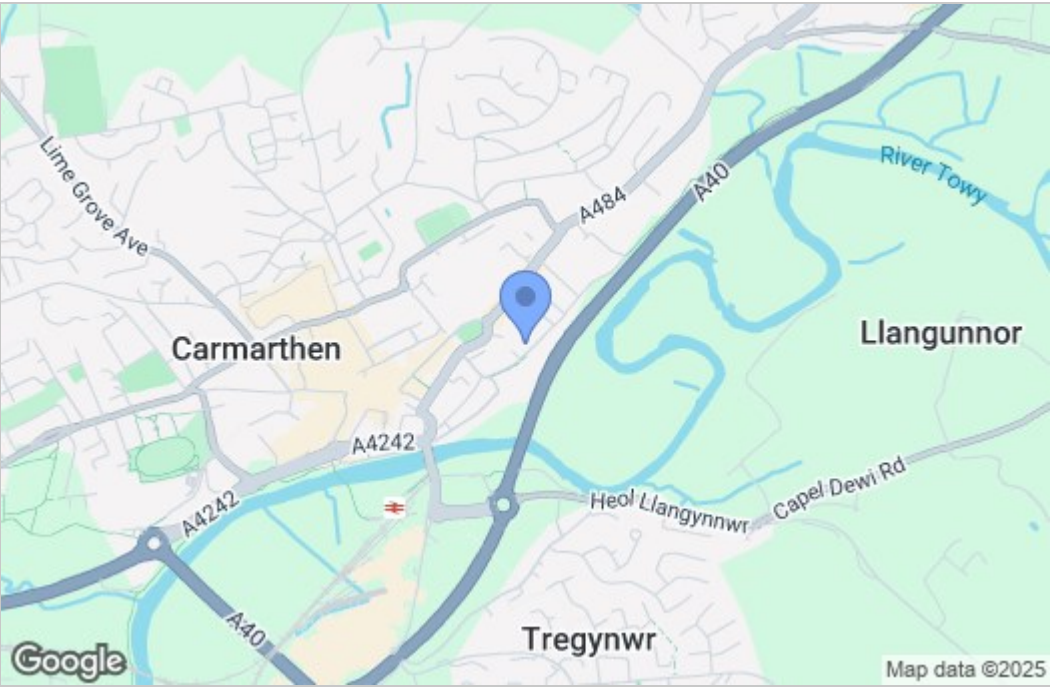
e mail sales@bj.properties

Floor Plan

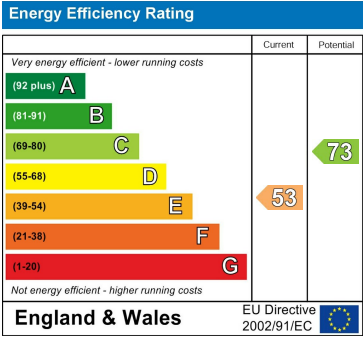


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.