

19 Beech Road, Carmarthen, SA31 3PR

Offers in the region of £190,000

Located on a popular residential development in the sought-after Johnstown area of Carmarthen, this three bedroom mid-terrace house offers an ideal home for families, first-time buyers, or investors. The property is perfectly situated within easy reach of local schools, the college, leisure facilities, and Carmarthen town centre with its wide range of shops, restaurants, and transport links. Accommodation comprises: Spacious living room to the front, modern kitchen/dining area, conservatory overlooking the garden, 3 bedrooms and bathroom.

The property benefits from gas central heating and majority of windows are double glazed.

Externally, there is a small front garden and a side pedestrian access leading to the enclosed rear garden, which is laid mainly to lawn with a patio area, providing an excellent outdoor space for relaxation or entertaining.

This lovely home combines convenient town living with a welcoming residential setting, making it a fantastic opportunity not to be missed.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

LIVING ROOM 18'11" max x 12'11" (5.77m max x 3.96m)



Approached via the UPVC double glazed entrance door with window to side, stairs to first floor, 2 radiator, window to front and gas fire with wood surround and houses a back boiler heating domestic hot water and central heating. Door to kitchen.



KITCHEN 18'11" x 9'0" (5.77m x 2.76m)



Fitted with a good range of wall and base units incorporating a 1.5 bowl single drainer stainless steel sink unit, eye level oven and grill, electric hob with extractor over, plumbing and space for washing machine, exterior door to rear garden, window to rear, radiator, tiled floor and opening into the conservatory. Access to understairs cupboard.



CONSERVATORY 9'3" x 7'8" (2.84m x 2.34)



UPVC double glazed with Patio doors to rear garden and tiled floor.

FIRST FLOOR

Landing with doors off to

BEDROOM 1 14'0" x 10'8" (4.27m x 3.27m)



Windows to front, 2 radiators and storage cupboard, stairs to loft conversion.



BEDROOM 2 10'5" x 9'11" max (3.20m x 3.03m max)



Window to rear and radiator

BEDROOM 3 8'5" x 7'11" max (2.57m x 2.42m max)



Window to front, radiator and storage cupboard.

BATHROOM 8'1" x 5'5" (2.47m x 1.66m)



Corner bath with Triton shower over and screen, vanity unit, WC, fully tiled, heated towel rail and window to rear.

LOFT CONVERSION 15'3" x 9'10" (4.66m x 3.00)



2 Velux window to rear *Please Note- the loft conversion is non compliant as no building regs were approved

EXTERNALLY



The front garden is mainly laid to lawn, with gated access and a pathway leading to the front door. A selection of mature conifer trees adds privacy and character. Side pedestrian access opens to a level, enclosed rear garden featuring a patio area and lawn, ideal for outdoor entertaining. The rear garden also benefits from a garden shed with power connected and an external power point for convenience.



SERVICES

Mains water, electric and drainage

COUNCIL TAX

We are advised that the Council Tax Band is

PLEASE NOTE

There is a flying freehold over the pedestrian access to the rear.

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 . We also conduct an online search.

CONTACT NUMBERS

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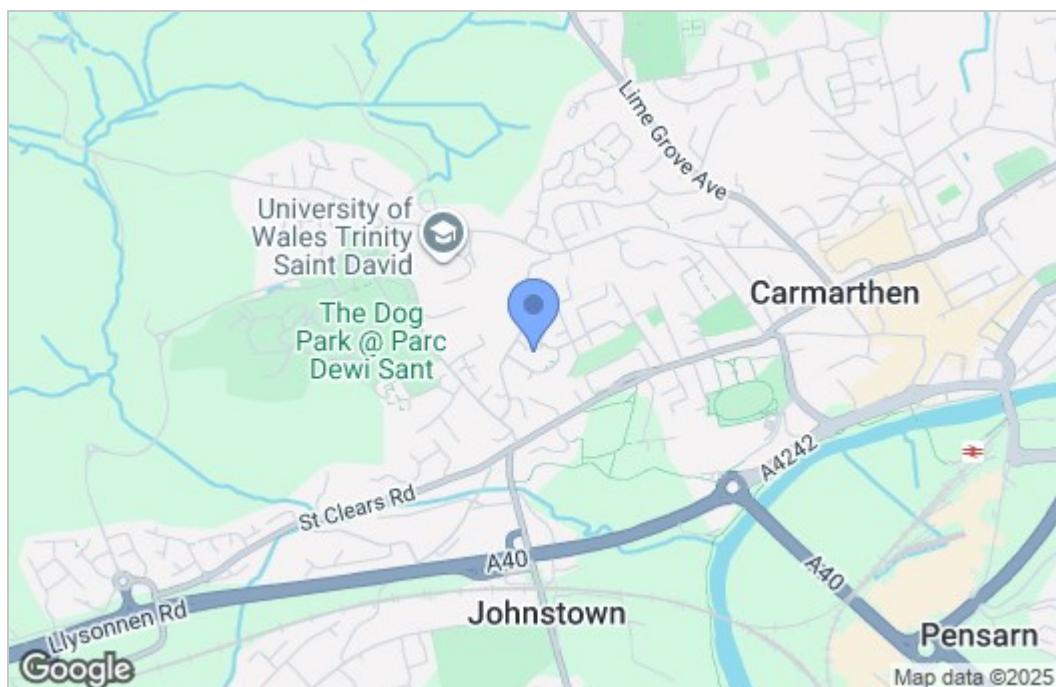
e mail sales@bj.properties

Floor Plan

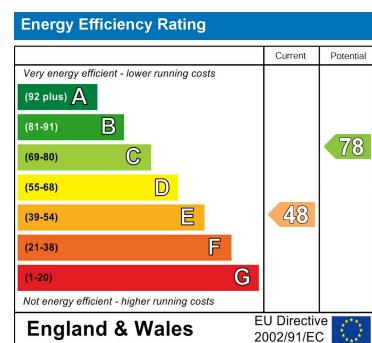


TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.