



## 2 Union Street, Carmarthen, SA31 3DE

**Offers in the region of £220,000**

Located on Union Street in the town of Carmarthen, this traditional terraced house offers a delightful blend of character and modern living. With its original features, including beautiful pitch pine floors throughout, this property exudes warmth and charm, making it a perfect family home. Spanning three floors, the accommodation is both spacious and versatile. The house boasts five well-proportioned bedrooms, one of which benefits from an en-suite bathroom, providing a private retreat for the occupants. Additionally, there is a family bathroom to cater to the needs of the household. The lounge, which can also serve as a sixth bedroom, offers flexibility for various living arrangements.

There is a further reception room as well as the modern kitchen and dining room, fitted with bespoke double-height kitchen units that provide ample storage and a stylish cooking space. This area is perfect for family gatherings and entertaining guests, creating a warm and inviting atmosphere.

Outside, the small enclosed rear garden offers a private outdoor space.

The property is conveniently located near schools, the university, and the bustling town centre, making it an excellent choice for families and professionals alike.

This charming home on Union Street is a rare find, combining original character with modern amenities in a prime location.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

With quarry tiled floor, stairs leading to first floor. Doors off to the principal reception rooms and cellar

LOUNGE/6th BEDROOM 11'9" x 13'10" (3.59m x 4.24m)



Exposed wood flooring, window to front elevation, radiator and feature fireplace.

LIVING ROOM 11'8" x 10'9" (3.56m x 3.28m)

Exposed wood flooring, radiator, feature fireplace with a slate hearth and opening into the kitchen.

KITCHEN/DINING 17'0" x 9'8" (5.20m x 2.95m)



Fitted with a bespoke double height range of wall and base units incorporating a single bowl single drainer sink unit with mixer tap, 5 ring gas hob, electric over, space for fridge, display shelving and breakfast bar.

Radiator, sky light windows, exterior door to rear garden and wall mounted Glow Worm gas boiler



## FIRST FLOOR



Half landing with door off to bathroom. Main landing with stairs to 2nd floor, exposed pitched pine floors through to all the bedrooms.

BEDROOM 1 11'1" x 11'7" (3.40m x 3.55m)



Window to rear, radiator and steps down to en-suite

**EN-SUITE 5'1" x 4'7" (1.56m x 1.42m)**



Shower enclosure, WC and wash hand basin, heated towel rail, extractor fan and sky light window.

**BEDROOM 2 11'1" x 11'7" (3.40m x 3.54m)**

Window to front and radiator.

**BEDROOM 3 8'5" x 6'0" (2.58m x 1.85m)**

Window to front and radiator,

**BATHROOM**



Panelled bath with shower over and screen, WV and vanity unit, heated towel rail and window to rear



**SECOND FLOOR**

Landing with doors off tp....

**BEDROOM 4 18'8" x 8'6" (5.69m x 2.61m )**

Sky light window, radiator and under eaves storage.

**VIEW FROM BEDROOM 4**



**BEDROOM 5 11'7" x 8'6" (3.54m x 2.61m)**

Sky light window, radiator and access to under eaves storage.

CELLAR 13'5" x 11'6" (4.11m x 3.52m)



With an original open fire range and door to a second cellar (4.49m x 2.37m) that extends beneath the street, its low ceiling following the curve of the pavement above. A metal-grilled opening at street level allows daylight to filter in.

#### EXTERNALLY



Small rear garden with stone built outside WC (not in working order)



#### SERVICES

Mains water, electric, drainage and gas

#### COUNCIL TAX

We are advised that the Council Tax Band is C

#### 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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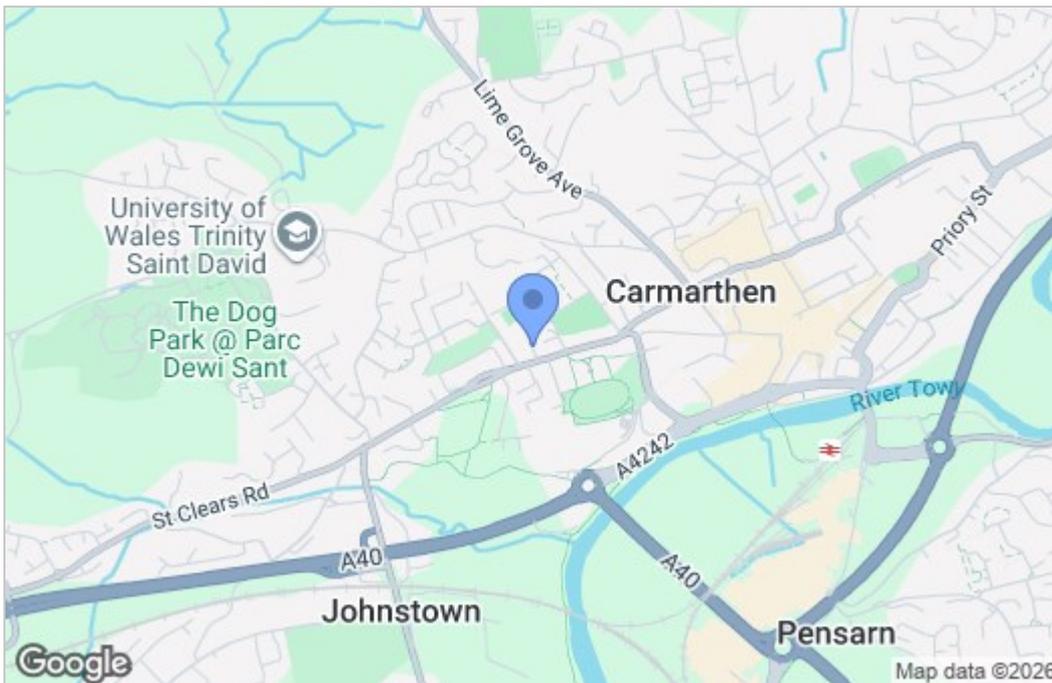
# Floor Plan



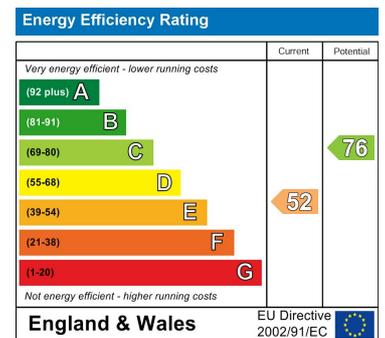
TOTAL FLOOR AREA: 1694 sq.ft. (157.4 sq.m.) approx.

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



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