



## 22 Glannant Road, Carmarthen, SA31 3DS

**Offers in the region of £249,950**

This traditional semi-detached house, built in 1935, offers a delightful blend of character and modern living. Spanning an impressive 1,453 square feet, the property boasts well-presented accommodation that is both immaculate and inviting.

Upon entering, you are greeted by a spacious living room, perfect for relaxation and entertaining. The heart of the home is the kitchen and dining area, which provides a warm and welcoming space for family meals and gatherings. The first floor features three generously sized bedrooms, ensuring ample space for family or guests, along with a well-appointed bathroom. The property benefits from gas central heating and double-glazed windows. Outside, you will find a low-maintenance garden to the rear, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, parking is available, providing convenience for residents and visitors alike.

One of the standout features of this home is its prime location. Situated within walking distance of the town centre, schools, and the university, it offers easy access to local amenities and services, making it an ideal choice for families, professionals, or students.

In summary, this delightful semi-detached house on Glannant Road presents a wonderful opportunity to acquire a well-maintained home in a sought-after area of Carmarthen. With its spacious layout, convenient location, and charming features, it is sure to appeal to a variety of buyers.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### ENTRANCE PORCH

With UPVC double entrance doors and door leading into the living room

LIVING ROOM 18'4" x 13'5" max (5.59m x 4.10m max)

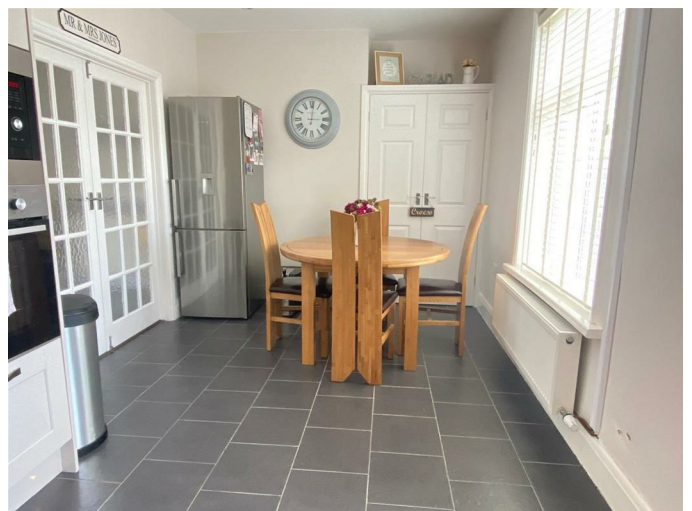


UPVC double glazed bay window to front elevation, dado rail, 2 radiators and stairs to first floor.  
Glazed double doors to kitchen.

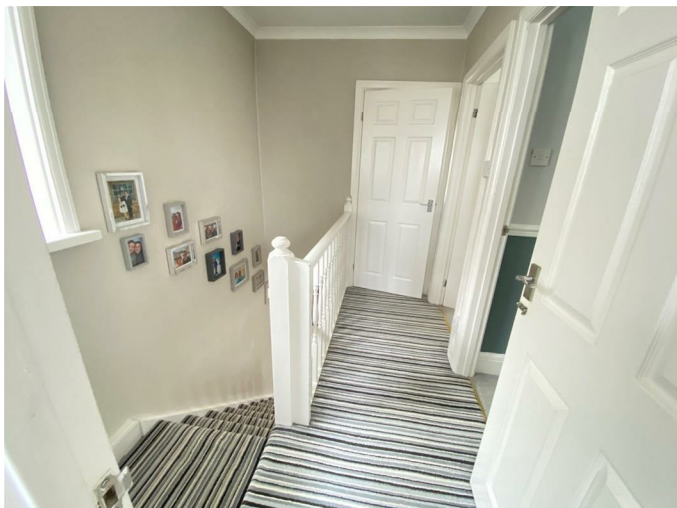


KITCHEN/DINING AREA 17'5" x 8'11" (5.32m x 2.72m)

Fitted with a good range of wall and base units incorporating a single bowl single drainer stainless steel sink unit with mixer tap, Lamona electric hob with extractor over, Lamona eye level oven and microwave, plumbing for washing machine, cupboard housing the newly installed electric consumer unit and built in storage cupboard. Windows and exterior door to rear, tiled floor and radiator.



## FIRST FLOOR



Landing with window to side elevation, access to partly boarded and insulated loft which also houses the Gas boiler (installed summer 2019). Doors off to....

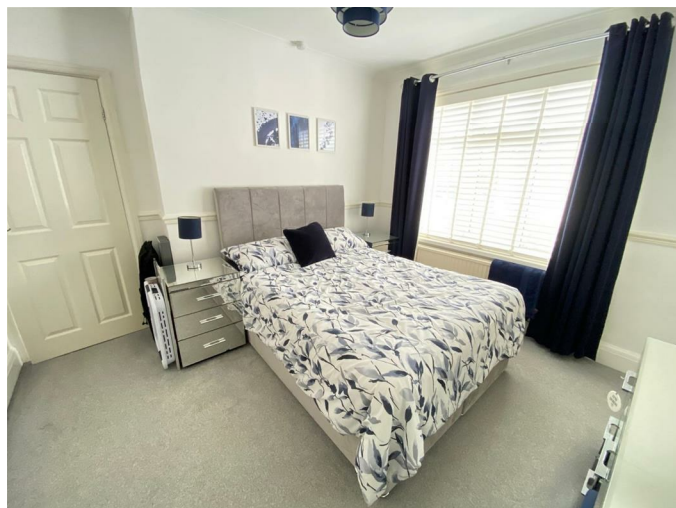
### BEDROOM 1 11'10" x 10'11" (3.63m x 3.35m)



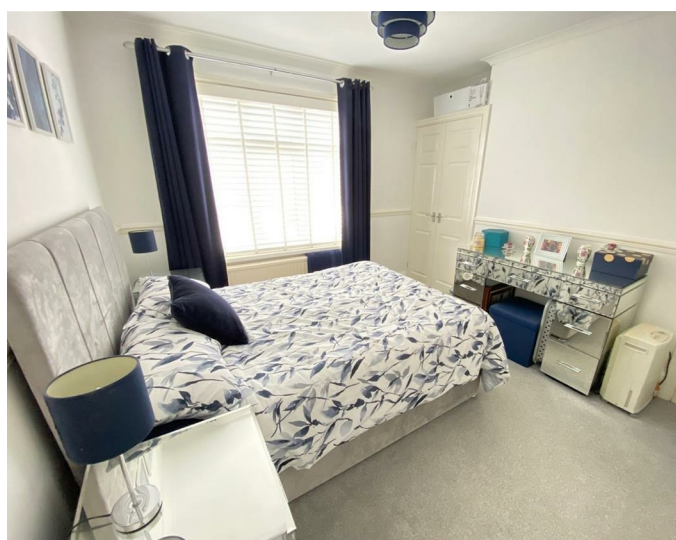
Window to rear elevation, radiator, dado rail and built in wardrobe and storage cupboard



### BEDROOM 2 11'10" max x 11'1" (3.63m max x 3.39m)



Window to front, radiator, dado rail, built in wardrobe and storage cupboard.



### BEDROOM 3 7'4" x 6'9" (2.25m x 2.06m)



Window to front and radiator, dado rail, access to partly boarded and insulated loft which also houses the Gas boiler (installed summer 2019).

## BATHROOM



Panelled bath with Chrome shower over and shower screen, WC and vanity unit, heated towel rail, medicine cabinet with illuminated door, fully tiled and window to rear.

## EXTERNALLY

Terraced front garden with pedestrian access and steps leading to the front door. Side pedestrian access to the rear patio garden. There is vehicular access to the rear leading to the parking area for 2 vehicles, gravelled area and 2 store sheds



## SERVICES

Mains water, electric, drainage and gas

## COUNCIL TAX

We are advised that the Council Tax Band is D

## 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

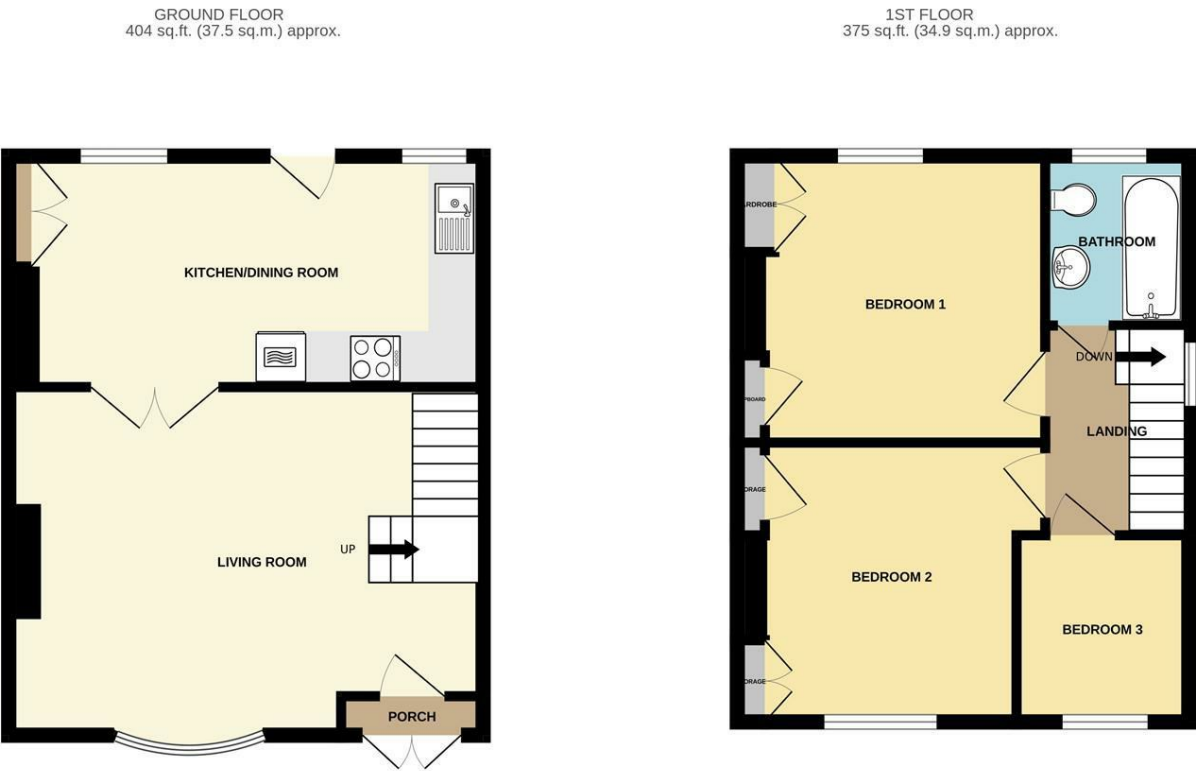
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Floor Plan

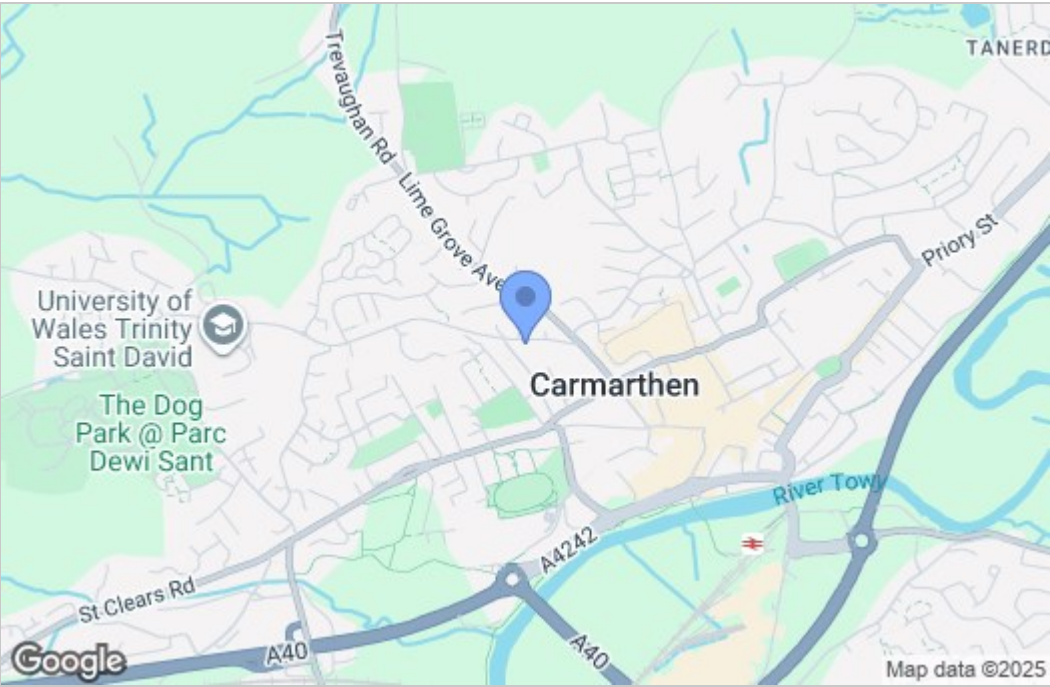


TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

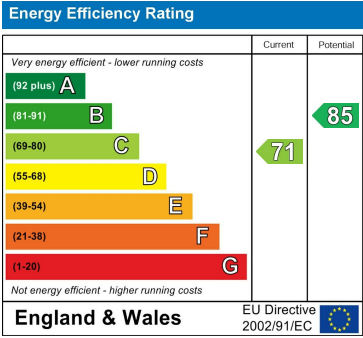
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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