

## 2 Conduit Lane, Carmarthen, SA31 1LD

**Offers in the region of £160,000**

Located on Conduit Lane in the historic town of Carmarthen, this delightful mid-terrace house offers a unique blend of character and modern living.

Believed to be over 200 years old, the property is steeped in history, having been constructed within the original walls of the nearby church.

This home features two reception rooms on the ground floor, perfect for both relaxation and entertaining and a modern well equipped kitchen.

The first floor has three bedrooms and bathroom.

The property benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the seasons. Outside, the secluded rear garden offers a tranquil retreat, perfect for enjoying the fresh air or hosting summer barbecues. This charming home is situated on a quiet lane, providing a peaceful environment while still being within easy reach of Carmarthen's amenities, including shops, schools, and transport links.

This property presents a wonderful opportunity for those seeking a blend of historical charm and modern convenience. Whether you are looking to buy as a first time buyer or an investor, this three-bedroom terraced house is sure to impress.



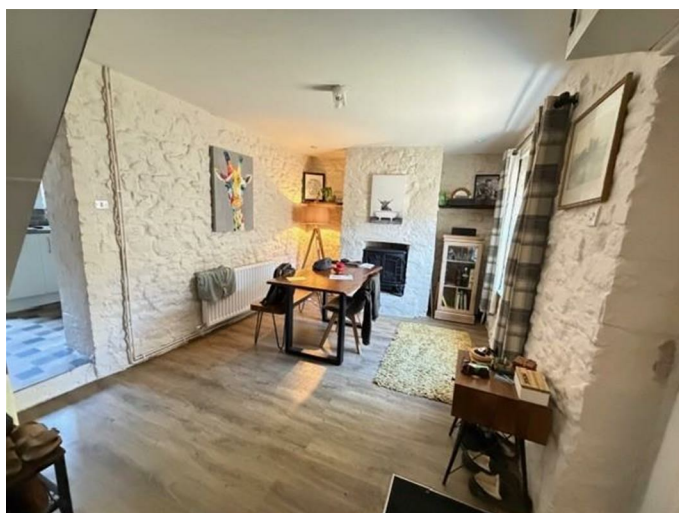
## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

DINING ROOM 15'5" x 9'8" (4.72m x 2.95m)



Exterior front door, feature fireplace, painted stone walls, window to front and radiator, stairs to first floor and access to kitchen and living room.



LIVING ROOM 10'1" ext to 13'4" x 9'11" (3.08m ext to 4.08 x 3.04m)



Window to front, radiator, feature fireplace and painted stone walls.



KITCHEN 17'3" x 6'5" (5.27m x 1.97m)



Fitted with a good range of wall and base units incorporating a 1.5 bowl single drainer inset sink unit, electric oven, hob and extractor over, integral washing machine and dishwasher, radiator, exterior door and windows to rear.





## FIRST FLOOR

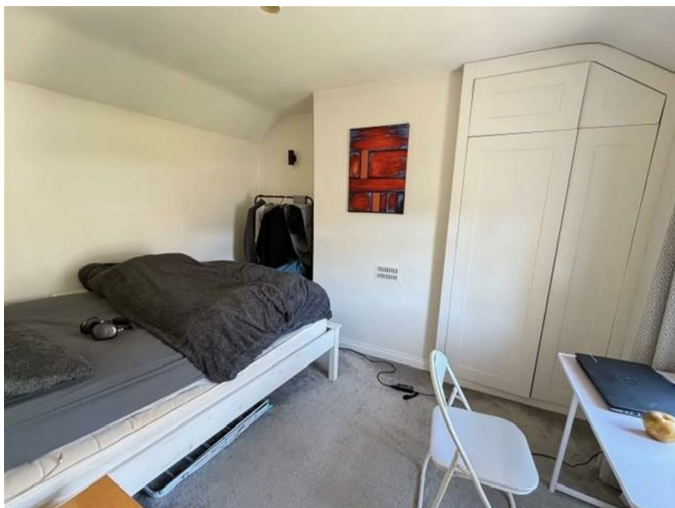
Landing with doors to.....

**BEDROOM 1** 9'7" ext to 13'8" x 11'4" (2.94m ext to 4.17m x 3.47m)



Window to front and radiator

**BEDROOM 2** 9'3" x 11'0" (2.83m x 3.36m)



Window to front, radiator and built in wardrobe

**BEDROOM 3** 6'5" x 8'7" (1.96m x 2.62m)  
Window to rear and radiator

**BATHROOM** 6'4" x 6'4" (1.94m x 1.94m)



Panelled bath with shower over, WC and wash hand basin, window to rear, radiator and airing cupboard housing the 'Ideal' Gas Boiler

## EXTERNALLY



To the rear is a secluded walled garden with cobbled stone floors and we believe the walls date back to Roman times.

## SERVICES

Mains water, electric, drainage and gas

## COUNCIL TAX

We are advised that the Council Tax Band is B

## 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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SA31 3AP

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e mail [sales@bj.properties](mailto:sales@bj.properties)

Floor Plan

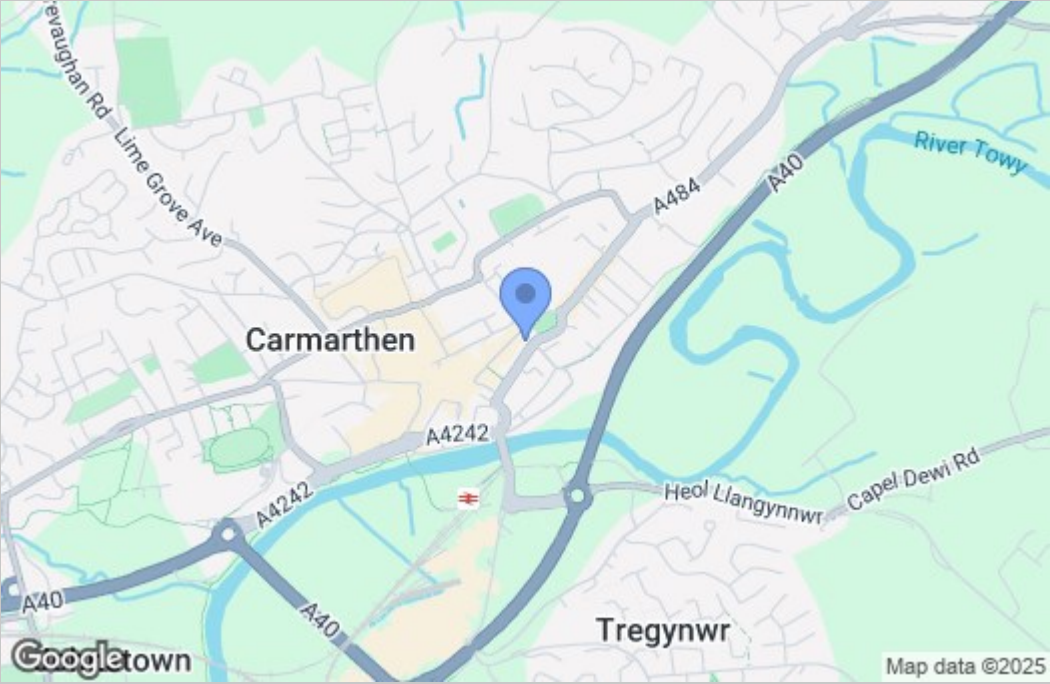


TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

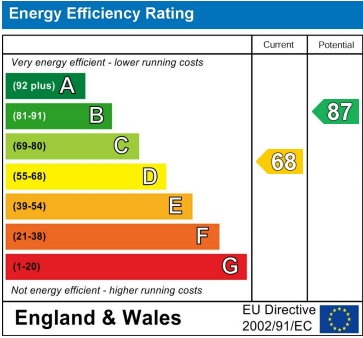
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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