

## 10 Park Terrace, Carmarthen, SA31 3DG

**Offers in the region of £132,000**

Mid-terraced house on Park Terrace enjoying a prime location, close to Carmarthen Park and within walking distance to the town centre, making it an ideal choice for first-time buyers or savvy investors seeking a promising opportunity.

The property has the benefit of double glazed windows, gas central heating and boasts two spacious reception rooms, a further ground floor reception room or 5th bedroom, kitchen and 4 bedrooms & bathroom on the first floor.

Small enclosed rear garden, providing a private outdoor space for relaxation or gardening enthusiasts. Additionally, the property offers lovely views over Carmarthen Park, allowing residents to enjoy the beauty of nature right from their home.

With its appealing features and excellent location, it is sure to attract those looking for a comfortable first home or an investment property.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY



UPVC front entrance door, black and white tiled floor, radiator and doors off to all principal rooms.

### LIVING ROOM 14'6" x 10'11" (4.44m x 3.34m)



Window to front, radiator and feature fireplace

### SITTING ROOM/BEDROOM 5 14'6" x 11'9" (4.44m x 3.60m)



Window to front elevation, covered radiator, feature fireplace and gas meter



### DINING ROOM 13'9" x 7'8" (4.20m x 2.35m)



Stairs to first floor, exterior door to rear, ceramic tiled floor, radiator and opening into a sun room 3m x 1.78m with windows to rear.  
Opening to kitchen.



KITCHEN 10'4" x 7'6" (3.17m x 2.30m)



Fitted with a range of wall and base units incorporating a gas hob with extractor over, electric oven, 1.5 bowl single drainer stainless steel sink unit, space and plumbing for washing machine, ceramic tiled floor and window to rear.

#### FIRST FLOOR



Landing with access to loft space and doors off to...

BEDROOM 1 9'10" max x 14'6" max (3.00m max x 4.43m max)



Window to front elevation, Wall mounted 'Worcester' Gas boiler, covered radiator.



BEDROOM 2 14'5" x 8'6" ext to 11'3" (4.41m x 2.60m ext to 3.44m)



Window to front and radiator.

**BEDROOM 3 10'7" x 7'7" (3.24m x 2.33m)**



Window to rear with views of the park, radiator and storage cupboard with double doors, shelving and radiator

**BEDROOM 4 8'0" max x 5'4" ext to 8'1" (2.45m max x 1.64m ext to 2.47m)**



Window to front and radiator.

**BATHROOM 10'11" x 7'8" (3.33m x 2.35)**



Tiled Shower with a Triton shower unit, bath, WC and wash hand basin, radiator and window to rear.

**VIEWS OF THE PARK**



**EXTERNALLY**



Outside WC and steps up to the rear garden that backs on to Carmarthen Park. Garden store shed

## **SERVICES**

Mains water, electric, drainage and gas

## **COUNCIL TAX**

We are advised that the Council Tax Band is C

## **MOBILE & BROADBAND COVERAGE**

Information provided online but would recommend prospective buyers to make their own enquiries

Basic - 17Mbps Superfast 80Mbps Ultrafast 1800

Mbps

EE Vodafone Three & O2

## **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

Telephone Number 01267 240002

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

## Floor Plan

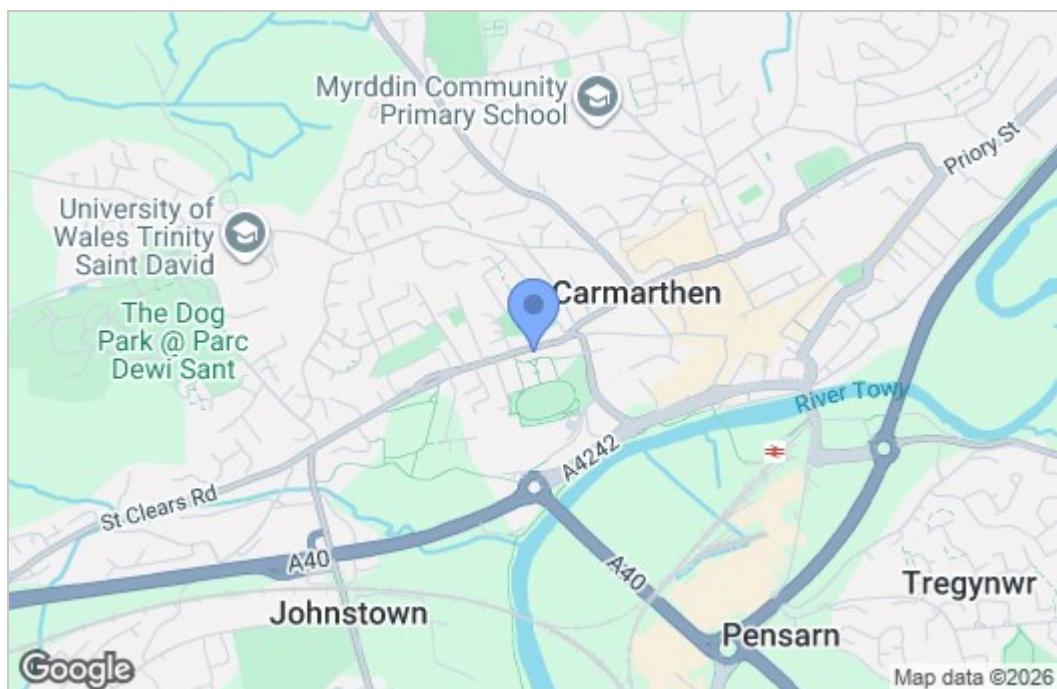


TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.

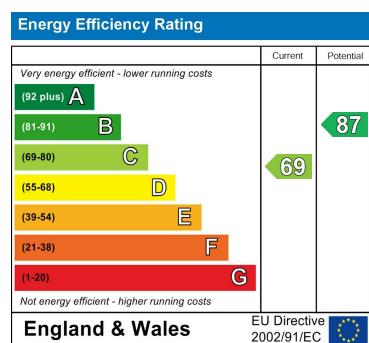
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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