



2 Old Oak Lane, Carmarthen, SA31 1NY

Offers in the region of £139,000

Located on Old Oak Lane, Carmarthen, this delightful semi-detached house presents an excellent opportunity for first-time buyers and investors alike. Boasting a prime location, the property is conveniently situated within walking distance of the town centre and Glangwili Hospital, making it an ideal choice for those seeking both accessibility and community.

The house has the benefit of UPVC double glazed windows, gas central heating and features three well-proportioned bedrooms, providing ample space for families or individuals looking to create a comfortable home. Additionally, the property includes two reception rooms and kitchen/dining area, offering versatile living areas that can be tailored to suit your lifestyle.

Outside, you will find a small yet manageable garden, perfect for those who appreciate outdoor space without the burden of extensive maintenance.

With its combination of space, location, and potential, this semi-detached house on Old Oak Lane is a fantastic prospect for anyone looking to invest in the Carmarthen area. Do not miss the chance to make this charming property your own.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY 14'4" x 6'0" (4.38m x 1.83m)



UPVC side entrance door leading in a spacious reception hallway with radiator, parquet flooring and stairs to first floor. Doors off to all principal room.

LIVING ROOM 12'5" x 10'11" (3.80m x 3.34m)



Windows to front and side elevations, tiled fireplace, radiator, picture rail and parquet flooring.

LOUNGE 12'5" x 12'3" (3.80m x 3.75m)



Window to front, wall mounted gas fire, radiator and parquet flooring.

KITCHEN/DINING ROOM 14'5" x 8'9" (4.40m x 2.68m)



Fitted with a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, freestanding electric oven and fridge. Radiator, window and exterior door to rear and understairs storage cupboard.

FIRST FLOOR



Landing with window to rear and access to loft space. Doors off to.....

BEDROOM 1 11'10" x 11'0" (3.61m x 3.37m)



Window to front elevation, feature fireplace, picture rail and radiator.

BEDROOM 2 11'6" x 11'0" (3.52m x 3.37m)



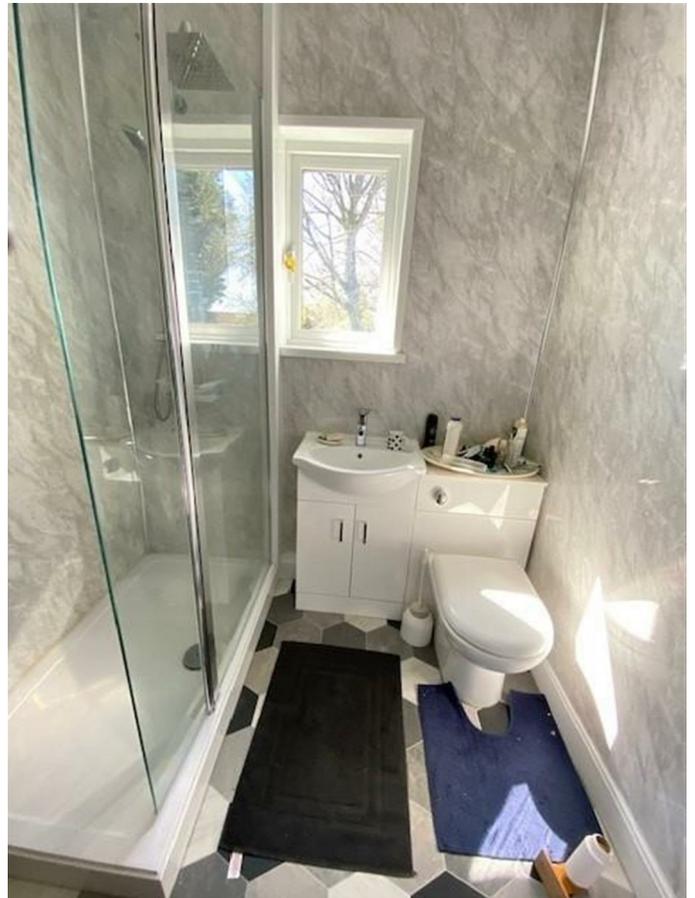
Feature fireplace with tile surround, windows to front and side elevations, radiator and picture rail.

BEDROOM 3 8'1" x 7'5" (2.48m x 2.27m)



Window to rear, radiator and picture rail.

SHOWER ROOM



Shower enclosure, Vanity unit and WC, panelled walls, radiator, window to rear and wall mounted 'Baxi' gas boiler.

EXTERNALLY



Steps lead up to the entrance where you have a well stocked raised border and a secluded rear yard with ample room to sit outside



SERVICES

Mains water, electric, drainage and gas

COUNCIL TAX

We are advised that the Council Tax Band is C

BROADBAND & MOBILE COVERAGE

Information obtained online but would recommend prospective buyers to make their own enquiries
Basic 9Mbps Superfast 80 Mbps 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.

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

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

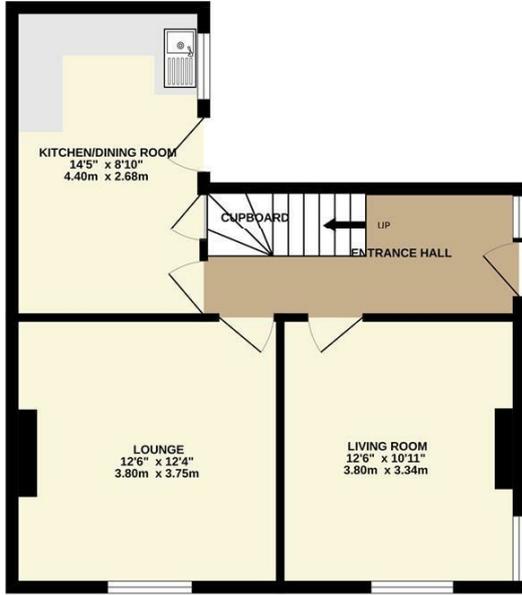
Telephone Number 01267 240002

Out of Hours 07572310493

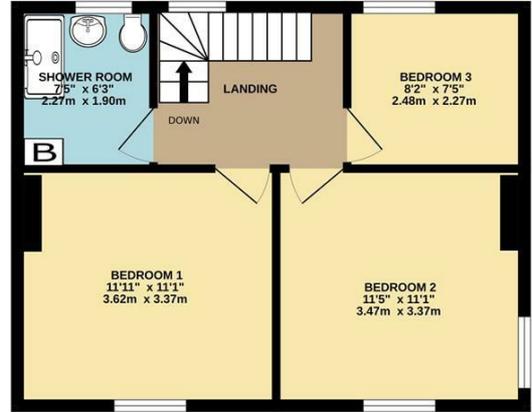
e mail sales@bj.properties

Floor Plan

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



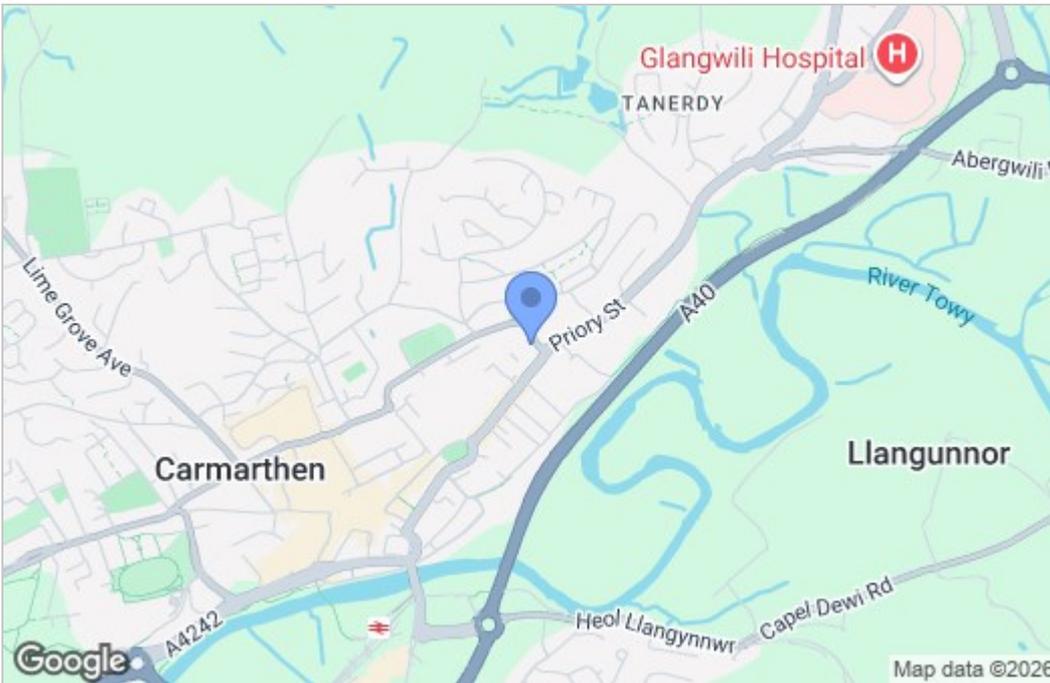
1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



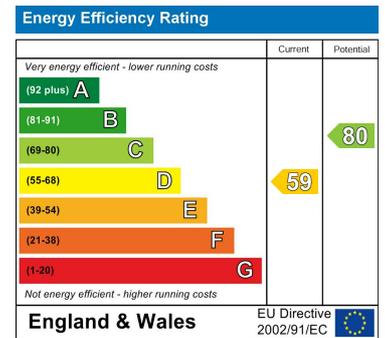
TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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