



98 Abergwili Road, Carmarthen SA31 2HJ

Offers in the region of £185,000

**3 Bedroom Detached Property
Kitchen/Diner
Driveway Parking & Garage
Enclosed Rear Garden
EER E**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CR/KH/55841/26417

DESCRIPTION

Recently refurbished and conveniently located on the outskirts of Carmarthen town within walking distance of Glangwili hospital is this well presented 3 bedroom detached property. With ample parking, garage, enclosed rear garden and offering spacious family accommodation, viewing is highly recommended.

Carmarthen provides national retailers, multi screen cinema, leisure centre, bus and rail station and has easy access to the M4 via the A48 dual carriageway

ENTRANCE PORCH

Double glazed entrance door to side, double glazed windows to front, tiled floor, door to:

HALLWAY

Stairs to first floor, radiator, doors to:

LOUNGE

14'9 x 11'2 plus alcoves (4.50m x 3.40m plus Double glazed window to front, fireplace with wood burning stove, radiator, opening to:

DINING ROOM

10'9 x 9'6 (3.28m x 2.90m) Double glazed window to rear, radiator, door to:

KITCHEN/BREAKFAST ROOM

15'6 x 11'7/9'6 (4.72m x 3.53m)

Double glazed patio door to rear garden, range of base and drawer units with worktop over, matching wall units, seven ring gas hob with electric double oven and grill, stainless steel sink, drainer and mixer tap, space for fridge/freezer, space and plumbing for dishwasher, tiled floor, understairs storage cupboard, radiator, door to:

UTILITY/SHOWER ROOM

8' x 6'2 (2.44m x 1.88m) Obscure double glazed window to rear, double glazed entrance door to side, space and plumbing for washing machine, low level WC, wash hand basin, fully tiled shower cubicle, tiled floor, localised wall tiles.

FIRST FLOOR LANDING

Loft access, airing cupboard housing Ideal gas combination boiler (installed in 2016), obscure double glazed window to side, doors to:

BATHROOM

7'5 x 5'5 (2.26m x 1.65m) Obscure double glazed window to rear, Jacuzzi bath with shower over, wash hand basin, low level WC, heated towel rail, fully tiled walls.

BEDROOM 1

11'2 x 10'9 (3.40m x 3.28m) Double glazed window to rear, built-in wardrobes,

radiator.

BEDROOM 2

11'2 x 11'2 (3.40m x 3.40m) Double glazed window to front, built-in wardrobe, radiator

BEDROOM 3

7'9 x 7'3 (2.36m x 2.21m) Double glazed window to front, over-stairs storage, radiator.

EXTERNALLY

To the front of the property there is a driveway providing ample parking area and which leads to **GARAGE** with electric, remote controlled roller shutter door, power and lighting connected. Side pedestrian gate leads to enclosed rear garden mainly laid to lawn with patio seating area, bordered by shrubs and **GARDEN SHED**.

SERVICES

We have been advised mains gas, water, electric and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

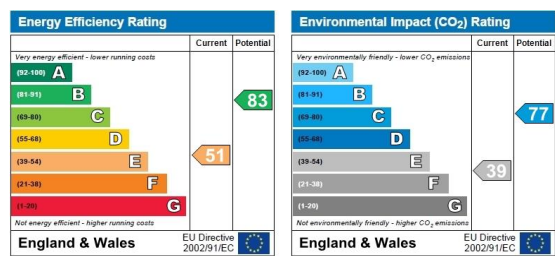
DIRECTIONS

From our office, turn immediately into Water Street and at the traffic lights turn right. Continue on this road for approximately half a mile and at the Old Oak mini-roundabout, take the first exit left. Proceed through Tanerdy passing the petrol filling station on the left-hand side and thereafter take the right filter lane taking the second exit at the next roundabout. After 500 yards the property can be found on the left-hand side, opposite Chris Thomas fruit and vegetables and as identified by our for sale board

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**John.
Francis**