

Sold
STC



19 Picton Terrace, Carmarthen SA31 3BX

Offers in the region of £349,000

Versatile 5 Bedroom Grade 2 Listed Georgian Town House
Beautifully Maintained Retaining Much Of Its Character And
Charm

Popular Location Close To Town Centre
Rear Parking And Garage

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NT/RO/60448/031218

DESCRIPTION

Many original features have been retained with this superb grade 2 listed Georgian town house. Built circa 1824 retaining much of its character and charm with original features including shutters to sash windows, original fireplaces, original front door with bell and enamel number plate given out when the posts started numbering houses, picture rails, high ceilings, quarry tiled floors, picture rails, recess arched display areas to the large rooms also including wooden floors, enclosed rear garden and parking with garage to the rear. Situated in a popular area on the outskirts of Carmarthen town centre having a level walk to the centre itself and also conveniently for Johnstown with schools and leisure centre. There is rear parking and a garage with enclosed garden. Some of the features offered within the property, internal viewing is highly recommended for this elegant period property based within Carmarthen town which offers excellent shopping facilities with traditional and national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection available. The popular coastal destinations of Tenby and Saundersfoot are well within an hours travelling distance. Other places of interest include a good selection of gold clubs including Carmarthen and Derllys also Ashburnham and Machynys in Llanelli for the more confident players being 20 miles distance. Pembrey Country Park with its large sandy beach, ski slope, enclosed cycle track and motor racing centre is 14 miles approximately and Ffos Las horse racing course is 13 miles approximately. Pendine beach is 20 miles and Laugharne well known for its Dylan Thomas connections and boathouse is 15 miles. The Botanic Gardens Of Wales is 6 miles with Aberglasney gardens being 8 miles. The ground floor offers a hallway leading off to

ENTRANCE VESTIBULE

Original front entrance door with original brassware, house number and door bell, Minton tiled floor, dado rail, crystal cut part glazed door to;

RECEPTION HALLWAY

Minton tiled floor, stairs to first floor, radiator, coved ceiling, original stripped pine doors to;

FRONT RECEPTION ROOM

16'7 x 13'8 (5.05m x 4.17m)

Sash window to front, elevated with original shutter, exposed wood flooring, fireplace with arched alcoves either side, radiator, triple accordion doors opening to;

REAR GARDEN ROOM

13'5 x 11'9 (4.09m x 3.58m)

Wooden flooring, feature fireplace with alcoves either side, door to hall with side glazed panels.

REAR ANNEX

Could provide a self contained annex, comprising;

STUDY/OFFICE

11'4 x 10'2 (3.45m x 3.10m)

Quarry tiled floor, sash window to courtyard, multi fuel stove and radiator, door to;

CLOAKROOM

WC, wash hand basin, quarry tiled floor.

UTILITY/KITCHEN

10' x 5'7 (3.05m x 1.70m)

Stainless steel sink unit with single drainer, base units, radiator, quarry tiled floor.

MAIN KITCHEN

17' x 6'10 (5.18m x 2.08m)

Central range of base units with worktops over, sink unit with single drainer, 4 ring hob with extractor fan over, fitted dishwasher and cooker, stone slabbed floor, window to front, original flagstone floor, Victorian style radiator, double doors open to secluded alcove area, door to;

WALK-IN PANTRY

REAR FIRST FLOOR LANDING

Approached through delightful arched entrance, window to rear, exposed wooden floor, Velux window, radiator, doors to;

BATHROOM

7'3 x 6'10 (2.21m x 2.08m)

Panelled bath with shower over, WC, wash hand basin, mirrored splash back, heated towel rail, localised wall tiles, loft access.

CLOAKROOM

WC, wash hand basin.

UTILITY ROOM

Plumbing for washing machine, Worcester gas fired boiler which runs the central heating and hot water system.

FRONT LANDING

Staircase to second floor, doors to;

DRAWING ROOM

17'8 x 16'6 (5.38m x 5.03m)

Two sash windows to front, elevated with original shutters to side, exposed wooden floorboards, dado rail, coved ceiling, 2 radiators, impressive polished slate fireplace with tiled inset and hearth, arched alcoves to side.

SITTING ROOM/BEDROOM

FOUR

13'6 x 11' (4.11m x 3.35m)

Window to rear, radiator, exposed wooden floor, original cast fireplace with pine surround.

SECOND FLOOR LANDING

Half landing with window to rear with seat, steps to main landing with staircase to third floor and doors to;

MASTER BEDROOM

17'5 x 15'9 (5.31m x 4.80m)

Two sash windows to front, original cast iron fireplace, exposed wooden floors, radiator.

BATHROOM

14'3 x 11'10 (4.34m x 3.61m)

Freestanding roll top bath with mixer tap attachment, wash hand basin, mirrored splash back, WC, double tiled shower cubicle with 2 shower heads, exposed wooden flooring, Victorian style radiator, original cast iron fireplace with tiled inset and wood surround.

THIRD FLOOR LANDING

Wooden floor, door to;

BEDROOM

12'1 x 8'3 (3.68m x 2.51m)

Velux window to front, radiator.

BEDROOM

15' x 9'4 (4.57m x 2.84m)

Velux window to front, radiator, wooden floor.

EXTERNALLY

To the fore is a railed and gated forecourt with steps to front entrance. There is a rear courtyard providing delightful secluded seating area, steps to level lawned garden with central pathway to rear patio area and seating area. The rear garden is well established with mature borders, access to the detached **GARAGE 12'10 x 20'3** being brick built with rear up and over door and parking for one vehicle.

SERVICES

We are advised mains water, electric, gas 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 the office, continue to the end of Lamma street. Keeping to the right, at the T junction continue straight on, at the roundabout take the first junction off to the left towards Picton monument, carry on for approximately 75 yards and the property will be found on the right hand side shown by a John Francis for sale board.

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**John.
Francis**