



8 St Davids Avenue, Carmarthen, SA31 3DW

£220,000

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Davies
CRADDOCK

A most conveniently situated Four bedroom bay fronted Victorian town house having an attractive part brick facade being located in a sought after area within a short walk of Carmarthen Park and within a level walking distance of 'St Catherine's Walk Shopping precinct' and the readily available facilities and services at the centre of the County and Market Town of Carmarthen.

The property comes with no onward chain and comprises:

Reception hall

15' 3" x 11' 1" (4.64m x 3.38m) with feature patterned quarry tiled floor. Pine staircase to first floor (not treads/risers). Radiator. Understairs storage cupboard. Radiator. 2 power points. PVCu part opaque double glazed doors to the front and rear.

Sitting room

17' 8" x 11' 9" (5.38m x 3.58m) plus 8'2 (2.49m) wide bay window having 3 PVCu double glazed windows. Radiator. Fitted shelving to either side of feature fireplace incorporating a coal effect gas fire. 2 power points. Feature coving. Picture rail.

Living/dining room

11' 6" x 11' 2" (3.50m x 3.40m) with original feature fireplace. Picture rail. Radiator. 4 power points. Fitted shelf. PVCu double glazed double doors to rear

Store cupboard

with quarry tiled floor. PVCu opaque double glazed window. Fitted shelving.

Kitchen/breakfast room

10' 5" x 9' 8" (3.17m x 2.94m) with quarry tiled floor. PVCu double glazed window. Radiator. Range of fitted base and eye level kitchen unit incorporating a hob, oven and cooker hood. 8 power points. Opening to

kitchenette/utility room

11' 6" x 5' 4" (3.50m x 1.62m) with quarry tiled floor. Radiator. 4 power points. PVCu double glazed window to rear. PVCu part opaque double glazed door to rear. Range of base kitchen units incorporating a sink unit. Plumbing for washing machine. Fitted boiler cupboard housing the Worcester gas fired central heating boiler.

First Floor.

half landing

with Cloak's cupboard off with single glazed window. 2 power points.





Family bathroom

11' 4" x 10' (3.45m x 3.05m) with vinyl floor covering. PVCu double glazed window. 3 piece 'Shell' suite in white comprising WC, pedestalled wash hand basin and panelled bath with shower attachment, curtain and rail, tiled splash back. Extractor fan. Radiator.

Landing

with 2 power points. Staircase to second floor.

Linen room

10' 11" x 4' 9" (3.32m x 1.45m) with 2 PVCu opaque double glazed windows. Fitted shelving and hanging rails. Radiator. 2 power points.



Front bedroom 1

17' 8" x 11' 8" (5.38m x 3.55m) with radiator. 2 power points. Picture rail. PVCu double glazed picture window.

Rear bedroom 2

11' x 9' 8" (3.35m x 2.94m) with radiator. PVCu double glazed window. 4 power points.

Second Floor

Landing.

with radiator and built-in store cupboard off the stairwell.

Front bedroom 3

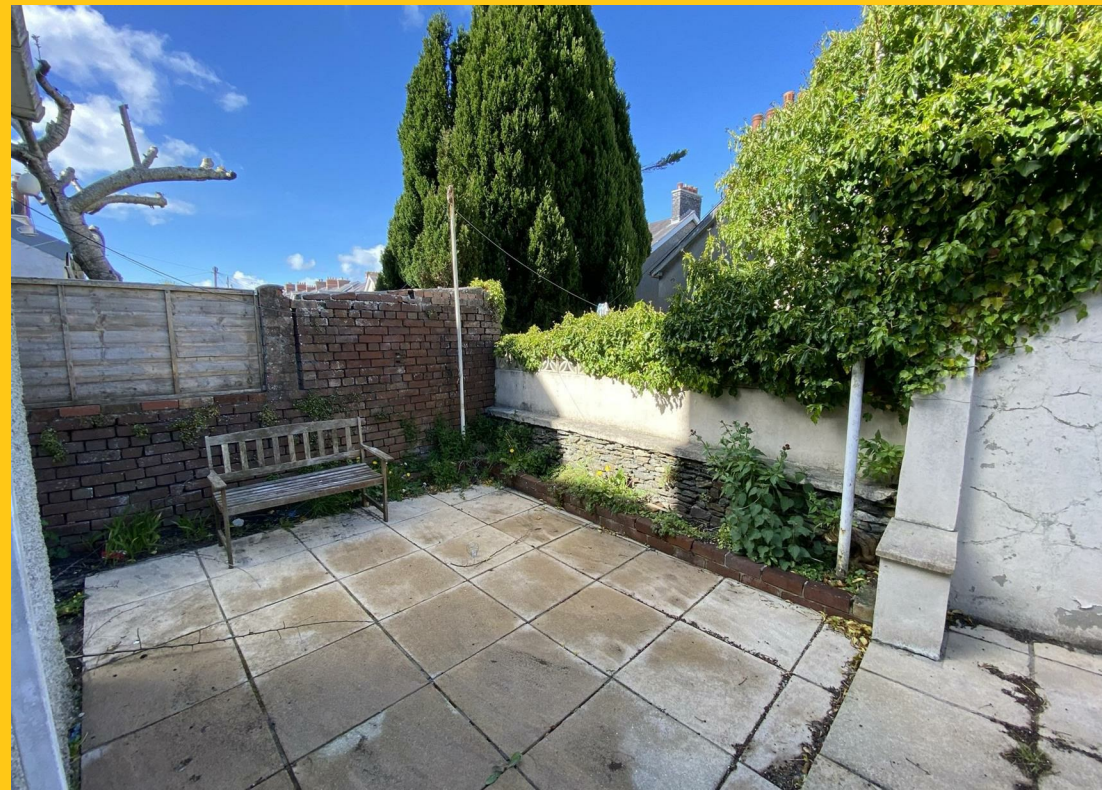
10' 8" x 9' 7" (3.25m x 2.92m) plus area off 7'1 x 6'1 (2.16m x 1.85m) with radiator. 2 power points. PVCu double glazed window.

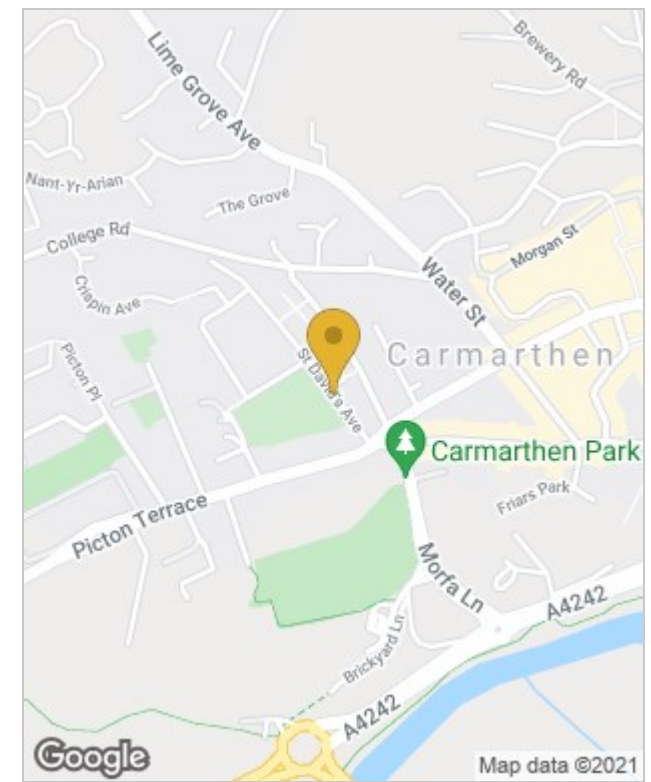
Rear bedroom 4


11' 2" x 9' 10" (3.40m x 2.99m) with radiator. 2 power points. PVCu double glazed window with views over Carmarthen towards 'Cwmoernant Woods' and up the Towy Valley past 'Merlin's Hill' towards the Black Mountains in the distance on a clear day.

Externally

On street 'Permit parking' to fore. Walled/railed/gated forecourt. Rear enclosed paved garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	39
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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