



Hillside, Brewery Road, Carmarthen SA31 1TF

Offers in the region of £350,000

Character Family Residence
Situated Just Off Town Centre
Two Outbuildings
Good Size Garden And Parking
Double Glazing

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.

NT/BT/54172/301116

DESCRIPTION

A 4/5 bedroom detached residence offering good sized accommodation retaining much of its character and charm which includes coved ceiling, original fireplaces and doors, wooden floors, downstairs bedroom which may be suitable to convert to an annexe subject to the necessary planning consents. There are also 2 outbuildings offering a large garden/workshop with roller shutter doors and triple garage which may have potential to change to residential use subject to the necessary planning consents. Internal viewing is highly recommended to fully appreciate what the property has to offer and all situated within walking distance of the town centre. The town offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection is available.

ENTRANCE HALLWAY

19'7 x 5'11 (5.97m x 1.80m)
Double-glazed entrance door to hallway, wooden floor, 2 radiators, understairs store cupboard, staircase, further area with doors off to:

DINING ROOM

15'8 x 13'9 (4.78m x 4.19m)
Double aspect to front and side, tilt and turn windows, fireplace with gas flame effect fire inset, wood surround and mantle, 2 radiators, wooden floor.

SITTING ROOM

12'4 x 12' (3.76m x 3.66m)
Double-glazed window to front, radiator, door to:

ANNEXE BEDROOM

15'5 x 14'2 (4.70m x 4.32m)
Double aspect to front and side, 2 radiators, loft access, door to:

EN SUITE

WC, shower cubicle, pedestal wash hand basin, tiled walls, opaque double-glazed window to rear.

LIVING ROOM

13'9 x 13'9 (4.19m x 4.19m)
Tilt and turn double-glazed window to side, wood style flooring, fireplace, gas flame effect fire inset with wood surround and mantle, radiator.

REAR HALLWAY

Recess storage cupboard, radiator, door to:

UTILITY

6'5 x 4'1 (1.96m x 1.24m)
Plumbing for washing machine, tiled floor, double-glazed entrance door to rear.

KITCHEN/BREAKFAST ROOM

12'11 x 12'6/10'5 (3.94m x 3.81m)
An excellent range of base units with worktops over and matching wall units including display cabinets, 1 ½ bowl sink unit with single drainer, built-in dishwasher, 5 ring hob, extractor fan, oven, grill, steam oven, coffee machine, microwave, Neff appliances, inset spotlights, radiator, double-glazed window to rear overlooking the garden.

EXTERNALLY

Double gated entrance leading to tarmac drive and parking area which leads up to **LARGE GARAGE/STORAGE AREA** 30'7/25'2 x 26'4/19' irregularly shaped with roller doors and double-glazed entrance door to side, **THREE LOCK-UP GARAGES** with separate

entrances off Pentrefelin Street measuring 17' x 8'6, 17' x 8'6 and 24' x 10', the outbuildings may have residential conversion potential or re-development potential subject to the necessary planning consents, steps leading down to slabbed patio area, lawned garden and low maintenance raised beds.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected.

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 right into Water Street and at the traffic lights turn right onto St Catherine Street passing the retail development. Continue on for approximately 100 yards and turn left into Waterloo Road. Continue on this road and on starting to climb the hill pass the turning for Pentrefelin Street and the property will be found immediately on the left-hand side.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		82		76	
	52			42	

**John.
Francis**