

2 Picton Place, Carmarthen SA31 3BY

Offers In Region of £205,000 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are delighted to offer on the market this spacious and versatile four/five-bedroom townhouse situated in the highly convenient and well-established location of Picton Place, Carmarthen, SA31, within easy walking distance of Carmarthen town centre, a wide range of local amenities, well-regarded primary and secondary schools, Glangwili Hospital, Trinity Saint David University campus and excellent transport links including the A40/A48; the property offers generous and flexible accommodation arranged over multiple floors, briefly comprising an entrance hallway, three reception rooms (one of which could be utilised as a fifth bedroom or home office), a newly fitted kitchen, useful basement level providing additional storage or potential for further use (subject to requirements), four bedrooms and a family bathroom, together with a low-maintenance rear courtyard garden; further benefits include gas central heating with a recently installed boiler and double glazing throughout, making the property ideal for growing families, first-time buyers seeking space, or investment purchasers; the property is Freehold and chain free, Council Tax Band D, EPC rating C (71); a virtual tour is available, and viewings can be arranged through Swift Property Services on 01267 231394 or [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)



## Rooms & Descriptions

**Location:** The property is situated in the established and highly convenient location of Picton Place, Carmarthen, within easy walking distance of Carmarthen town centre, offering a wide range of shopping, leisure and dining facilities, together with excellent access to well-regarded primary and secondary schools, Glangwili Hospital, Trinity Saint David University and strong transport links including the A40 and A48.

**Accommodation:**

**Ground Floor:**

**Entrance Hall:** Entrance via front door into a welcoming hallway with staircase rising to the first floor, fitted carpet, radiator, fire alarm panel and useful understairs access to the basement.

**Living Room :** 4.50m x 3.75m (14'10" x 12'4")  
A bright and well-proportioned reception room with double glazed window to the fore, feature fire surround with inset electric fire, newly fitted carpet, radiator and gas meter.

**Reception Room 2:** 3.72m x 3.48m (12'3" x 11'6")  
Versatile second reception room with double glazed window to the side, newly fitted carpet and radiator.

**Kitchen:** 2.54m x 4.92m (8'4" x 16'2")  
A stylish, brand new fitted kitchen comprising a range of modern wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric hob and oven with stainless steel extractor hood, integrated fridge freezer and plumbing for washing machine; finished with contemporary splashback, new wood effect flooring and radiator; Velux roof light providing additional natural light, window to the rear and door opening onto the rear courtyard garden; housing a wall-mounted Ideal gas combi boiler; accessed via a small inner hall with further door to:

**Reception Room 3 / Bedroom 5:** 2.59m x 3.80m (8'6" x 12'6")  
A flexible additional reception room or fifth bedroom with double glazed window to the rear, roof light, new wood effect flooring and radiator.

**Basement:** Useful cellar space accessed via the entrance hall, ideal for storage. Lighting.

**First Floor:**

**Landing:** Split-level landing with fitted carpet, doors leading to three bedrooms and family bathroom, with staircase rising to the second floor.

**Bathroom:** 2.53m x 2.02m (8'4" x 6'8")  
A well-appointed suite comprising walk-in shower, bath, wash hand basin and WC, complemented by a Velux window, wood effect flooring and radiator.

**Bedroom One:** 2.53m x 2.02m (8'4" x 6'8")  
A well-appointed suite comprising walk-in shower, bath, wash hand basin and WC, complemented by a Velux window, wood effect flooring and radiator.

**Bedroom 2:** 2.75m x 3.75m (9'1" x 12'4")  
Double glazed window to the fore, fitted carpet and radiator.

**Bedroom 3:** 2.71m x 2.74m (8'11" x 9'0")  
Double glazed window to the fore, fitted carpet and radiator.

**Second Floor:**

**Bedroom 4:** 3.86m x 4.63m (12'8" x 15'3")  
A spacious attic bedroom featuring a Velux window, newly fitted carpet, radiator and walk-in storage cupboard.

**Externally:** To the rear is a low-maintenance courtyard garden, with on-road parking available nearby.

**Construction:** Traditional stone construction.

**Tenure:** Freehold.

**Services:** Mains gas, electricity, water and drainage.

**Council Tax Band:** Band D. Carmarthenshire County Council.

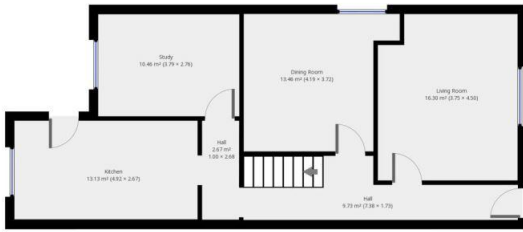
**EPC:** Rating C (71).

**Viewings / Enquiries :** A virtual tour is available. Viewings are strictly by appointment through Swift Property Services.

01267 231394  
info@swiftpropertyservices.co.uk

**Please Note:** These property particulars are intended as a guide only and do not constitute any part of an offer or contract. All measurements, floor plans and virtual tours are approximate and for illustrative purposes only. Interested parties should satisfy themselves as to the accuracy of all information, including condition, services, access and planning matters. No services, systems or appliances have been tested by Swift Property Services and no guarantee is given as to their working order. Photographs may have been taken using a wide-angle lens

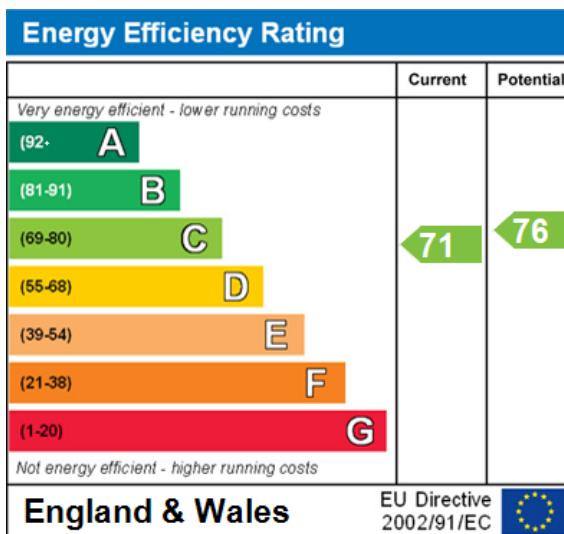
# Floor Plan



## Property Features

- Town Centre
- Chain Free
- Investment property
- Gas CH

## EPC Certificate



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