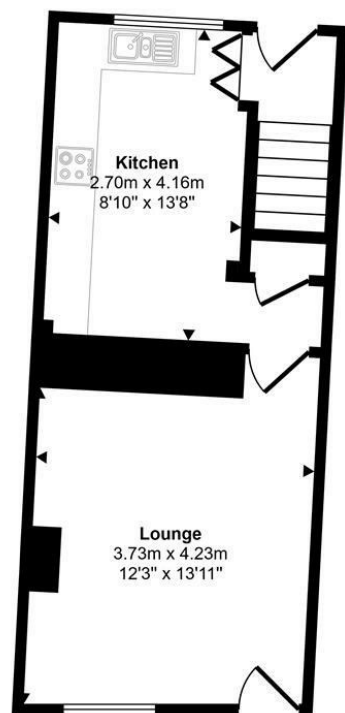
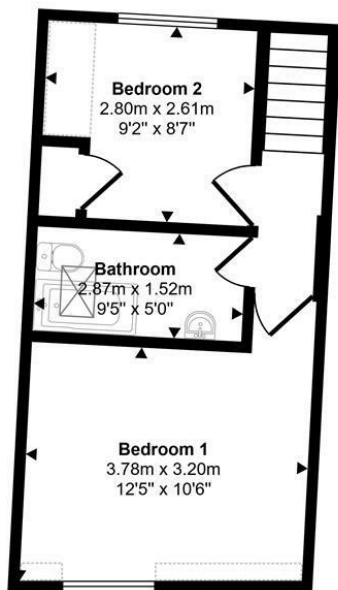


Approx Gross Internal Area  
62 sq m / 668 sq ft



Ground Floor  
Approx 34 sq m / 364 sq ft



First Floor  
Approx 28 sq m / 304 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

HEATING: Gas

ref: IK / LLE / DEC / 25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

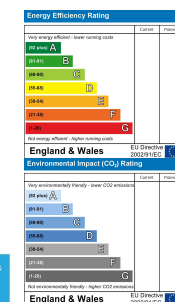


**10 Old St. Clears Road, Johnstown, Carmarthen, Carmarthenshire, SA31 3HH**

- FOR SALE BY AUCTION
- IDEAL FIRST TIME BUY
- EDGE OF TOWN LOCATION
- GAS CENTRAL HEATING
- BRILLIANT INVESTMENT
- MID-TERRACE HOUSE
- TWO BEDROOMS
- REAR GARDEN
- ON STREET PARKING
- EPC RATING: TBC

**Guide Price £125,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



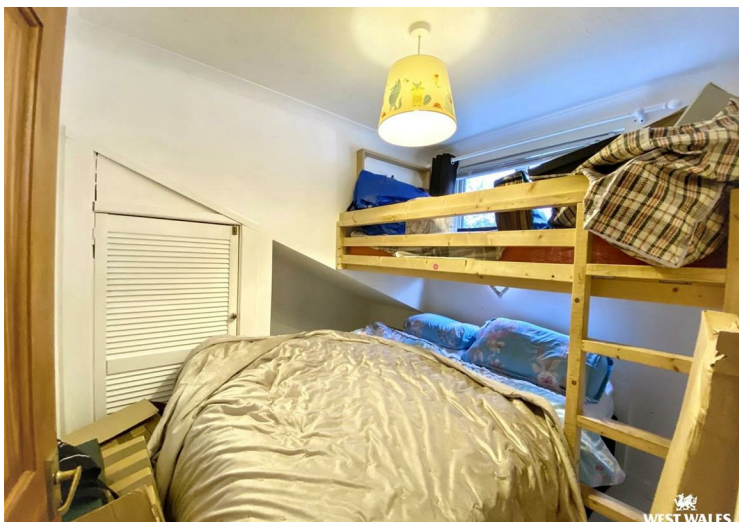
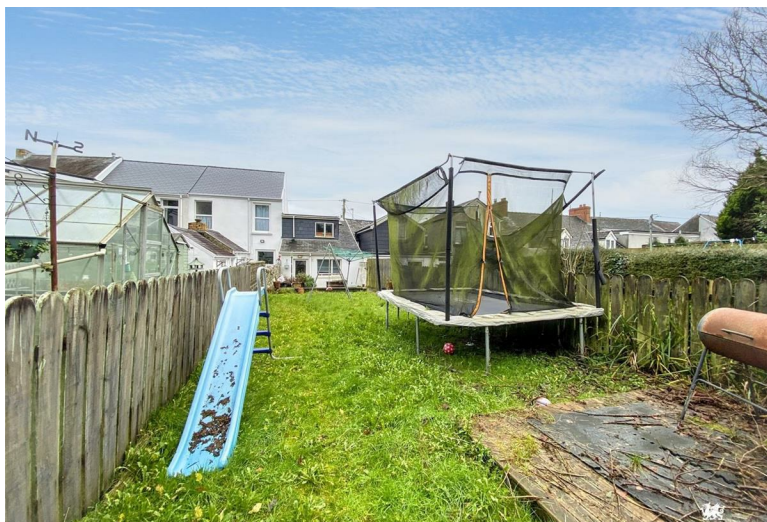
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**The Agent that goes the Extra Mile**







\*\*\*FOR SALE BY AUCTION\*\*\*

A brilliant opportunity to acquire a mid-terrace house, situated on the edge of Carmarthen Town. Old St Clears Road is within walking distance to town centre offering easy access to an array of amenities and public transport links, great for everyday convenience. The property would make a brilliant investment, or even a great first time buy. Viewing is highly recommended!

Upon entering the property directly into the living room, you are greeted by a warm and welcoming atmosphere. A door opens into the neutral fitted kitchen, and provides access to the garden. The first floor accommodates the master bedroom with ample built in storage, a second double bedroom and a modern family bathroom. Solid wood flooring flows throughout the first floor. The property benefits from UPVC double glazing and has gas central heating.

Externally, a low maintenance walled garden is situated to the front of the property, with a pathway leading up to the front door. The rear garden is mainly laid to lawn, offering ample space for dogs and children to play. A patio area also offers a great space for outside seating, ideal for those summer BBQ's with family and friends.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct trains from West Wales to London.



#### DIRECTIONS

From Carmarthen office, continue up Llamas Street. At the junction turn right, and then take the 1st exit onto Picton Terrace. Continue down Monument Hill. At the traffic head straight over onto Old St Clears Road. The property will be on the right hand side. What.Three/Words: ///bond.rock.clots

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.