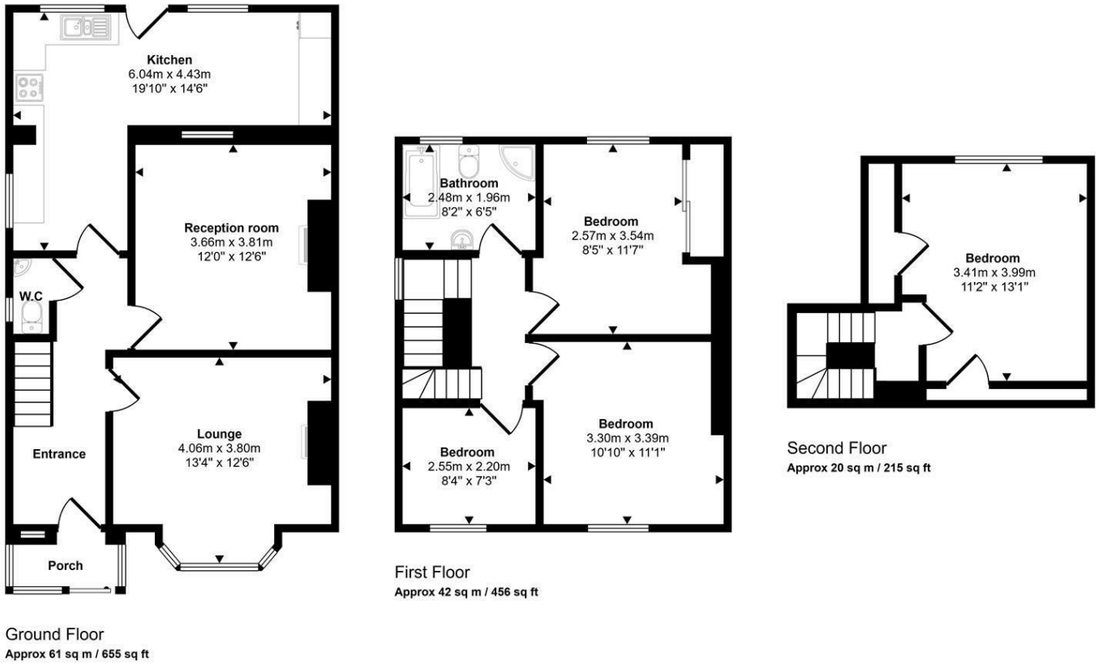
Approx Gross Internal Area
123 sq m / 1326 sq ft



Ground Floor
Approx 61 sq m / 655 sq ft

First Floor
Approx 42 sq m / 456 sq ft

Second Floor
Approx 20 sq m / 215 sq ft

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.

GENERAL INFORMATION
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.
TAX: D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/07/26 APROVEDCFP

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
TELEPHONE: 01267 236655

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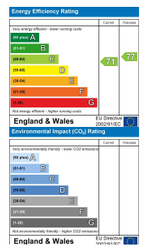
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- HEAT-GAS
- FOUR BEDROOMS
- GARAGE
- LOFT CONVERSION
- WALKING DISTANCE FROM CARMARTHEN TOWN CENTRE
- EPC-TBC



O.I.R.O £275,000

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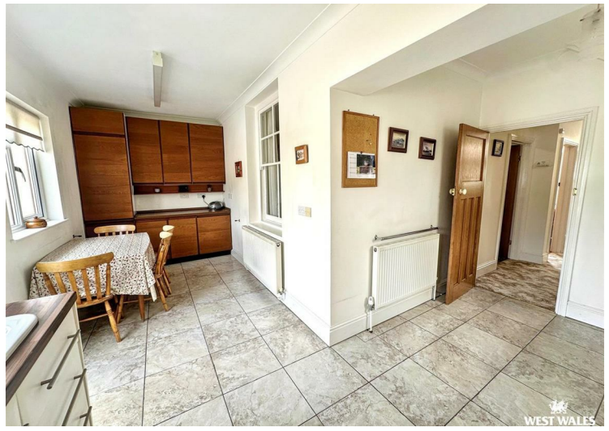












NO ONWARDS CHAIN
Just a short walk from Carmarthen town centre, this four-bedroom end terrace home provides versatile accommodation across three floors, including a loft conversion creating the fourth bedroom. The two reception rooms offer flexibility to suit a range of lifestyles, with space for formal dining, family living or a dedicated home office. Complementing the living accommodation is a modern fitted kitchen, a first-floor family bathroom, and a convenient downstairs W.C.

Outside, the property features a small walled front patio, an enclosed rear garden, and a garage with useful storage or workshop potential. Positioned close to local shops, schools and transport links, the property also enjoys the added benefit of an open green space directly to the rear, providing an ideal spot for walks, children to play, or simply enjoying the outdoors.

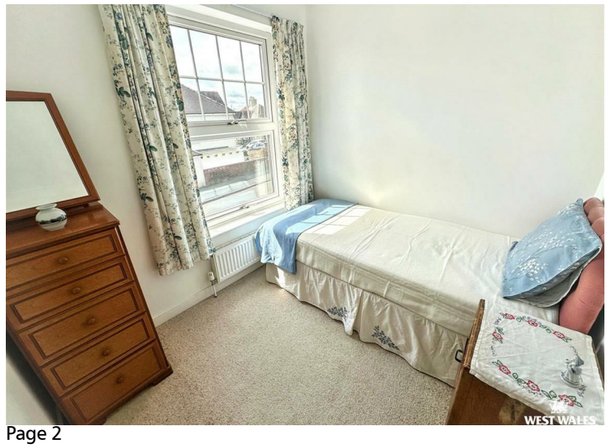
Viewing highly recommended















DIRECTIONS

From our offices on Dark Gate continue onto Lammas Street. Turn right onto Morfa Lane (B4312), then at the roundabout take the first left onto Picton Terrace (B4312). Turn right onto St David's Avenue, then take the next left onto St Non's Avenue. Continue a short distance, and 7 St Non's Avenue will be on your right. What3words: ///entire.offer.soda

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.