Approx Gross Internal Area
117 sq m / 1263 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft

First Floor
Approx 39 sq m / 419 sq ft

Second Floor
Approx 40 sq m / 430 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: C
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 DRAFTCFP

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,

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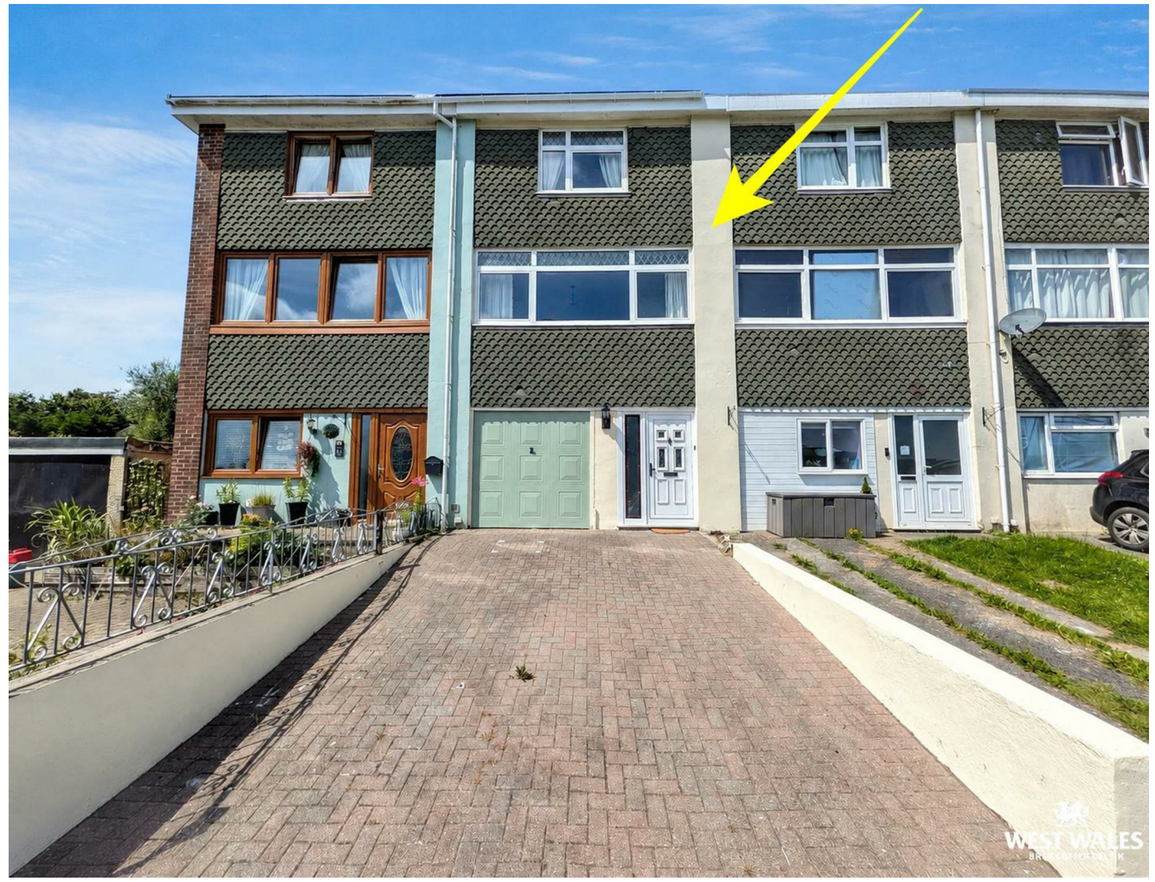
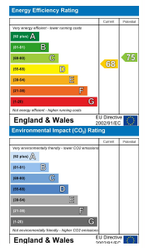


21 Heol-Y-Wawr, Carmarthen, SA31 3EX

- TOWNHOUSE HOUSE
- INTEGRAL GARAGE & OFF-ROAD PARKING
- OPPORTUNITY FOR FIRST-TIME BUYERS
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- HEATING-GAS
- FOUR BEDROOMS
- COUNTRYSIDE VIEW FROM FIRST FLOOR
- CLOSE TO LOCAL AMMENITIES
- ENCLOSED REAR GARDEN
- EPC-TBC

£155,000



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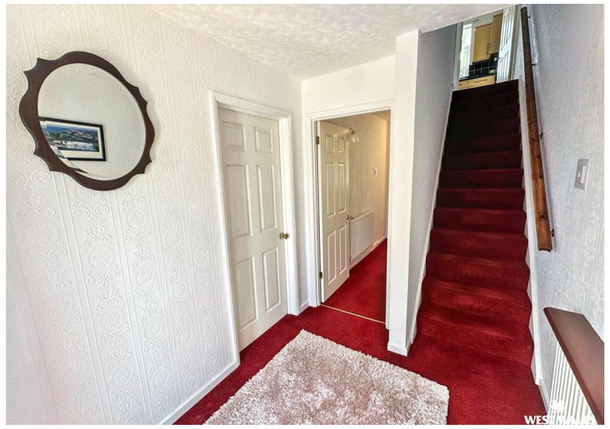
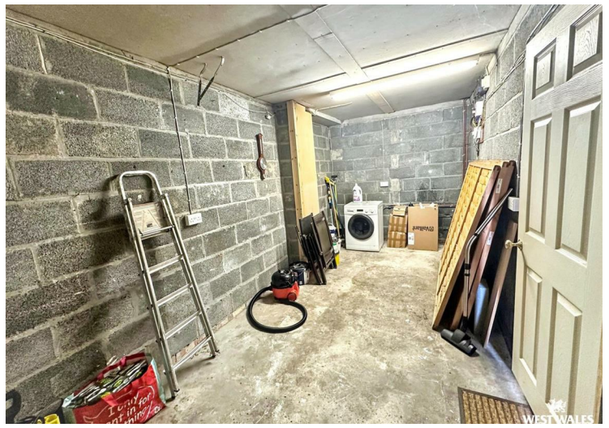










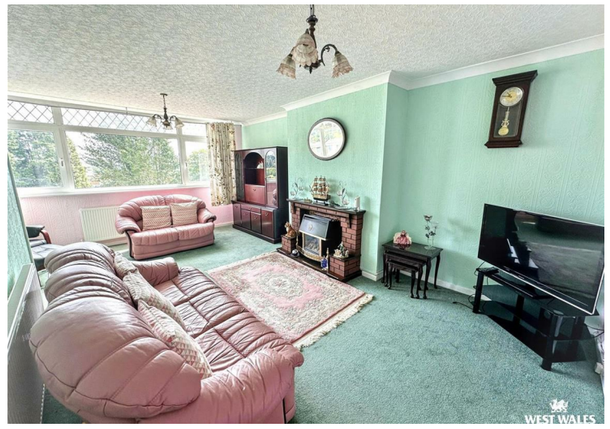


Chain Free
Set over three levels, this four-bedroom terraced house offers a versatile layout suited to a range of buyers, from first-time purchasers to growing families. The accommodation includes a ground floor bedroom, a downstairs shower room and access to the integral garage, providing flexibility for guests, multi-generational living or those working from home.

The first floor is home to the lounge and kitchen, both enjoying countryside views. Above, the second floor comprises three bedrooms and a family bathroom, creating a practical layout with the living and sleeping accommodation arranged across separate floors.

An integral garage and off-road parking add everyday practicality, while the enclosed rear garden offers space for outdoor seating, children's play equipment or gardening. Combining a flexible layout with a convenient location, this property presents an opportunity to step onto the property ladder or secure a home that can adapt to changing needs.

Viewing highly recommended!















DIRECTIONS

From our offices on Dark Gate in Carmarthen, continue onto Lammas Street. Turn right onto Heol Dwr/Water Street before taking the left onto Glannant Road, which continues onto College Road. Proceed through the roundabout and continue along College Road before turning right onto Pentremeurig Road. Take the next right onto Heol Y Wawr, then turn left to remain on Heol Y Wawr, where the destination will be found on the left-hand side. what3words: ///convert.rigs.pulse

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