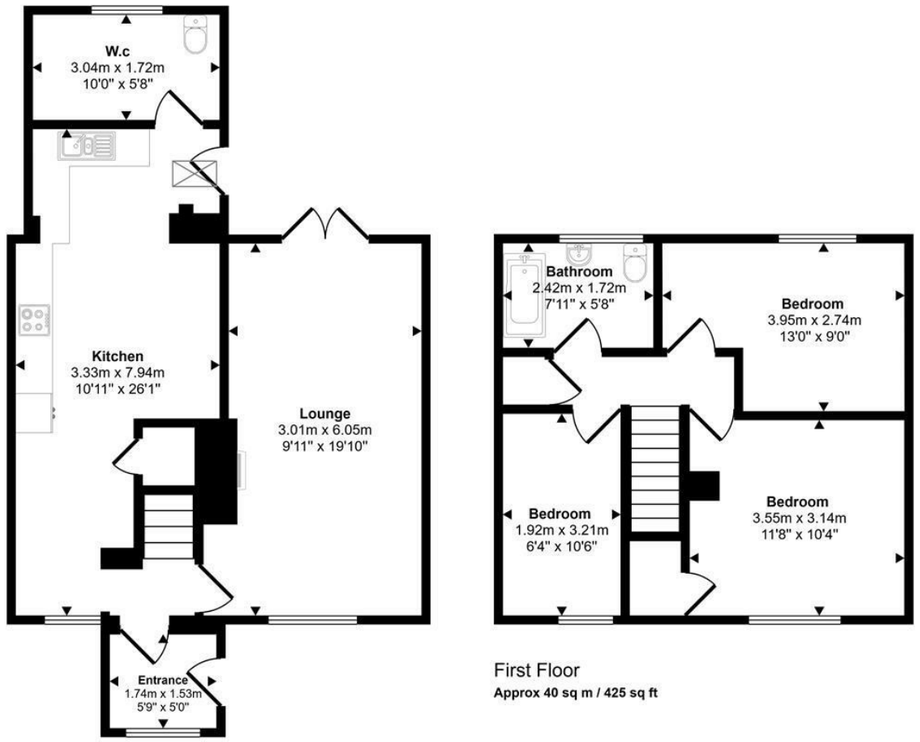
Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 54 sq m / 585 sq ft

First Floor
Approx 40 sq m / 425 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: STRICTLY 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: Band B
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/10/26 DRAFT JTP

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

WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

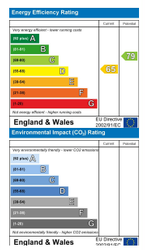
WEST WALES FINEST PROPERTIES



47 Hafod Elfed, Carmarthen, SA31 1TD

- TERRACED HOUSE
- WELL PRESENTED
- EV CHARGER
- LOW MAINTANENCE GARDEN
- HEATING-GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS W.C
- CLOSE TO LOCAL AMMENITIES
- EPC-D

£185,000



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

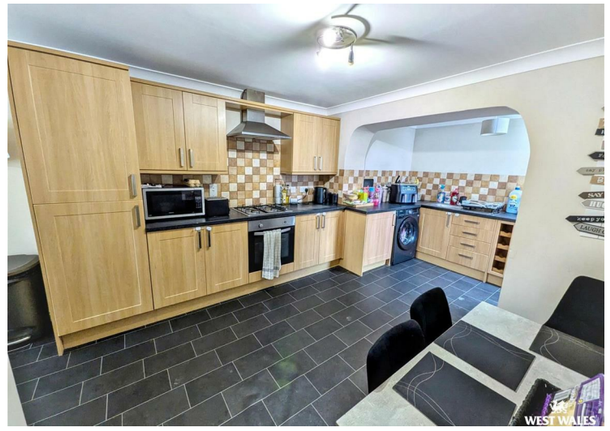
naea | propertymark PROTECTED
The Property Ombudsman

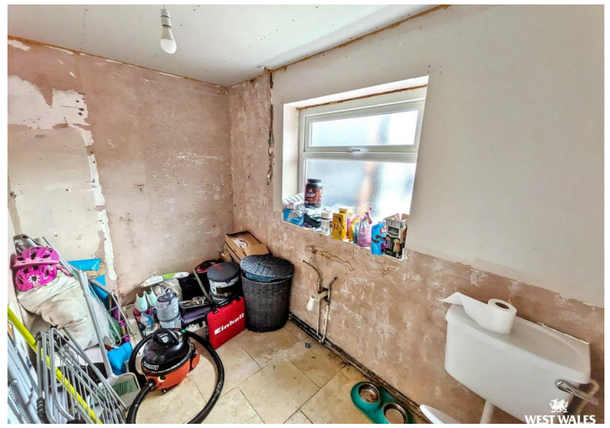
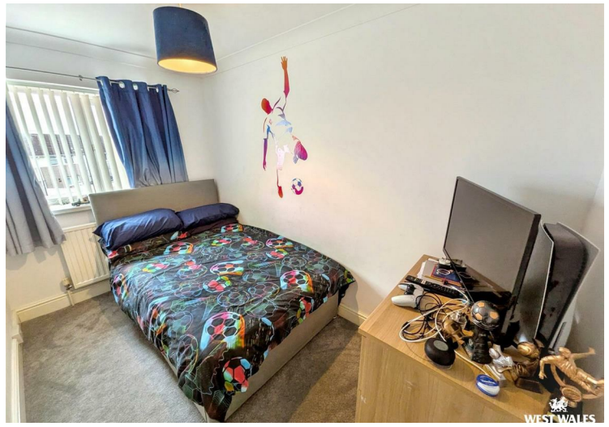
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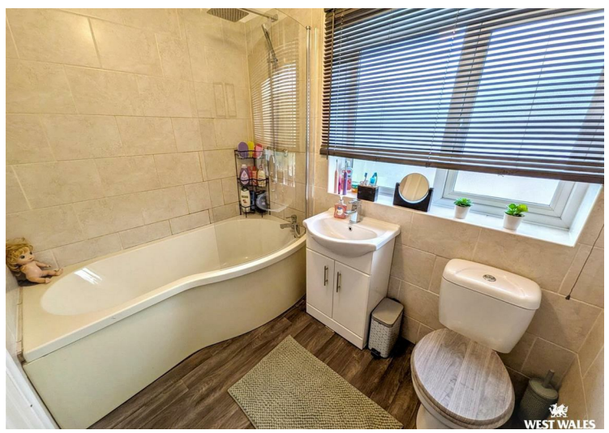
The Agent that goes the Extra Mile

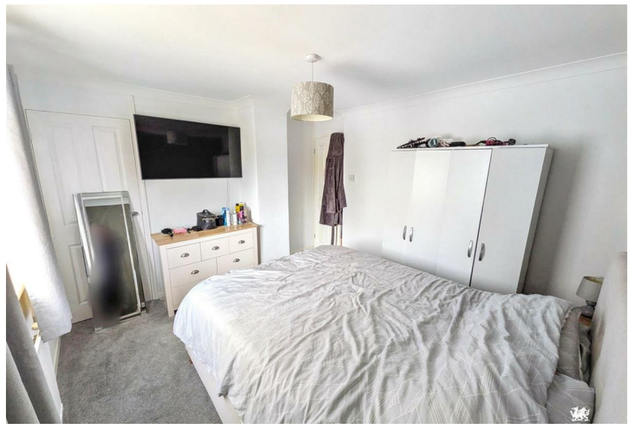
Celebrating 30 Years of Business










Three-bedroom terraced house with off-road parking and EV charger

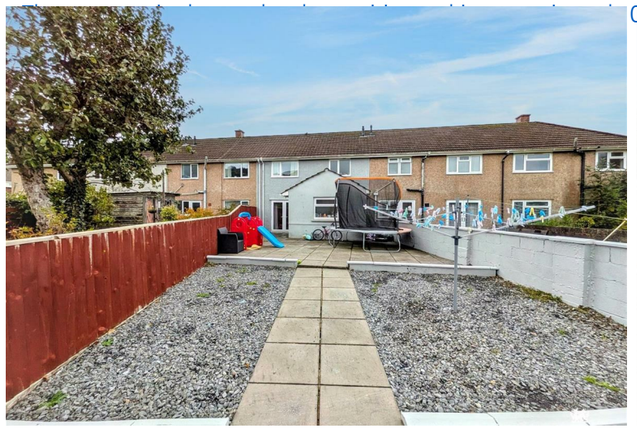
This three-bedroom terraced house is presented in good order over two floors. The property is set back from the road behind a gravelled driveway providing off-road parking, and an EV charger is installed. A covered porch leads into the property, which has space for coats and shoes.

The kitchen/diner runs the length of the ground floor. It is fitted with wood-effect wall and base units, dark worktops, an integrated oven, a gas hob with extractor, and tiled-effect flooring, with room for a dining table. At the rear of the ground floor is a W.C., currently used for storage and awaiting finishing, which offers scope to be fitted out as a cloakroom or utility.

The lounge has wood-effect flooring and French doors opening onto the rear garden.

Upstairs, there are three bedrooms and a family bathroom.

The rear garden is low maintenance, with a raised decked seating area and gravelled and paved areas beyond.





DIRECTIONS

From our offices on Dark Gate in Carmarthen, continue onto Lammas Street. Turn right onto Heol Dwr/Water Street, then right onto Pentrefelin Street. Turn left onto Brewery Road, followed by a left onto Hafod Elfed. Continue along Hafod Elfed and 47 Hafod Elfed will be on your right.
What3words: ///wires.longer.took

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