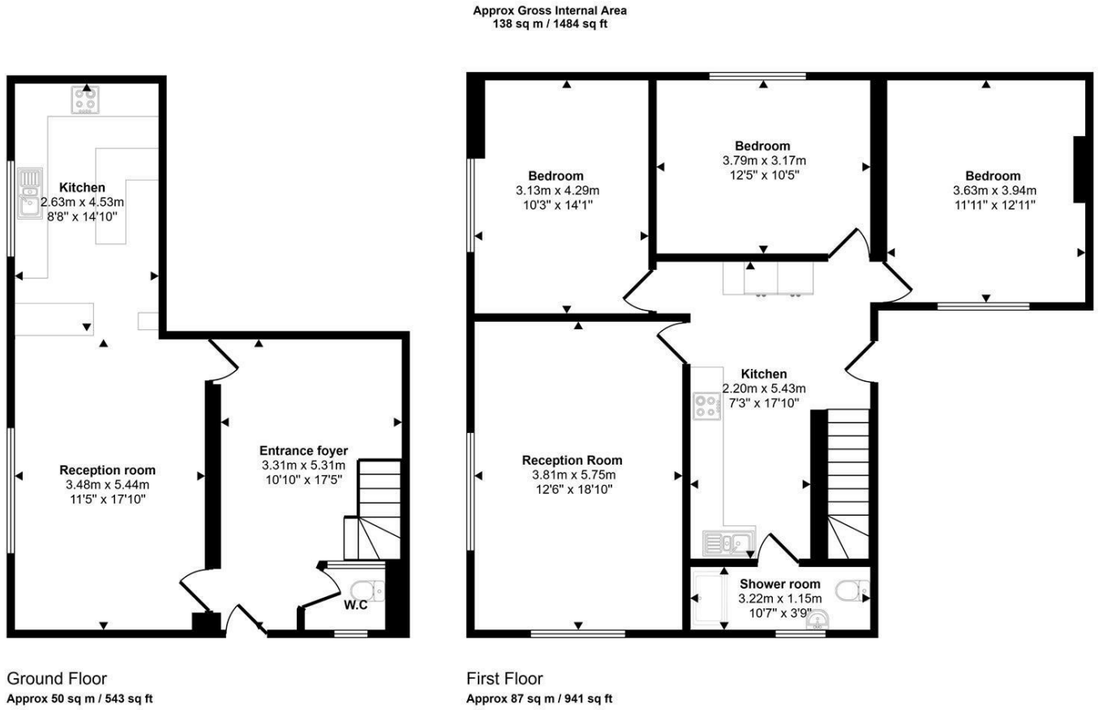


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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: Band
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/REM/OK/04/24

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

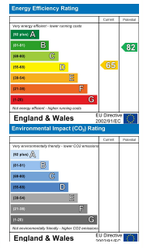
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Ty Pen Y Banc Rhiw Babell, Pensarn, Carmarthen, SA31 2JY

- DETACHED HOUSE
- REAR GARDEN
- EDGE OF TOWN
- NO CHAIN
- HEATING - GAS
- THREE BEDROOMS
- IDEAL INVESTMENT BUYER OPPORTUNITY
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- EPC RATING - D

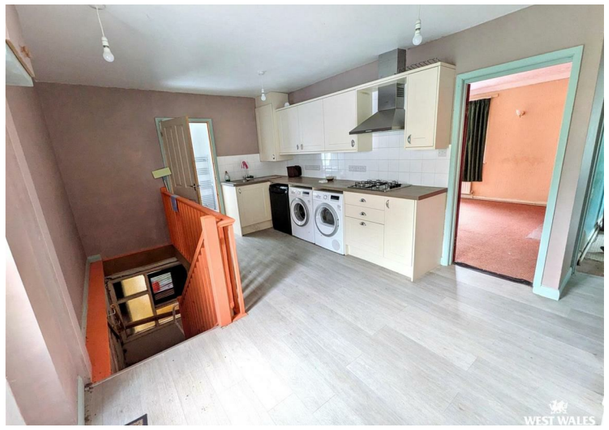
Guide Price £125,000



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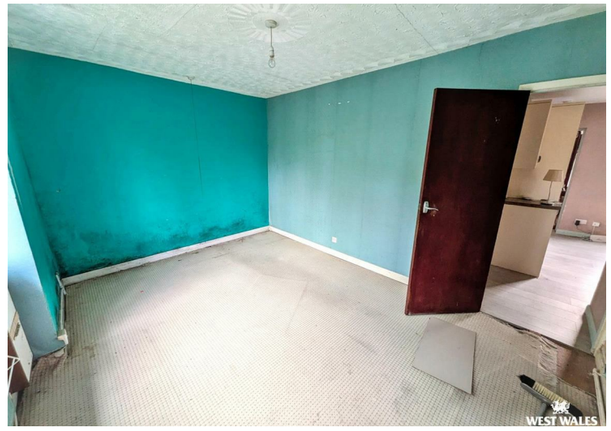
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The Agent that goes the Extra Mile

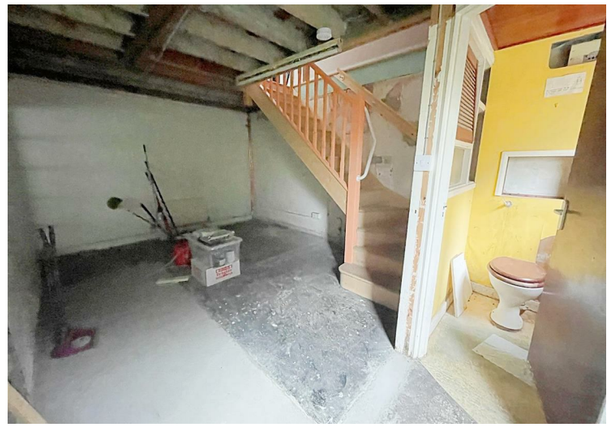


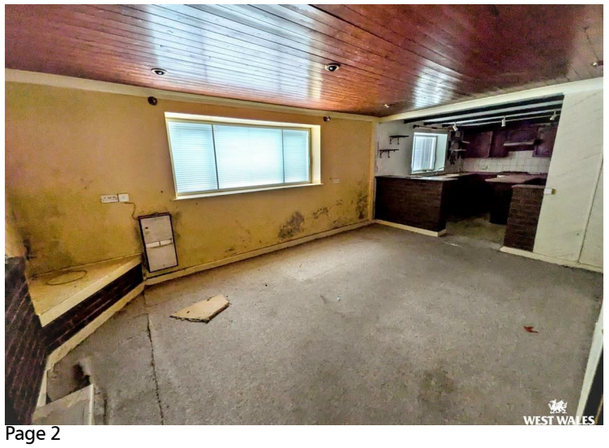


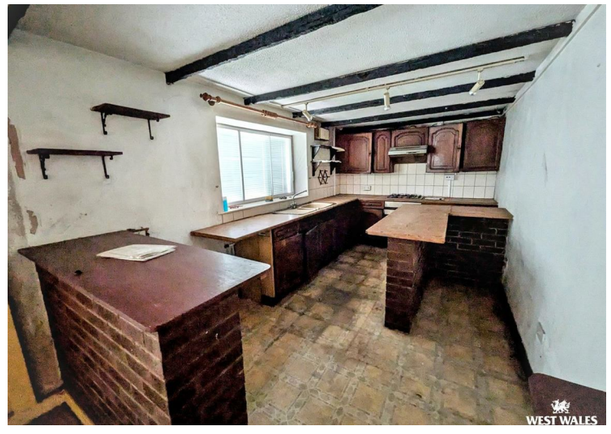


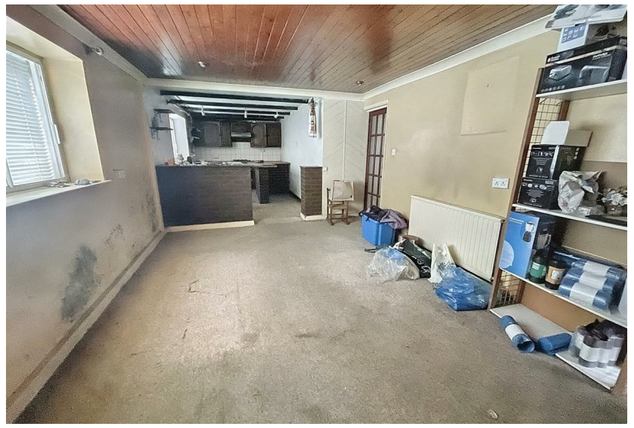














A fantastic opportunity to purchase this three-bedroom detached property which is located on the outskirts of Carmarthen Town, close to local shops, schools and supermarkets. Whilst in need of some renovating and updating the property is ideal for investment buyers, whether you are looking to change it into two flats or a house of multiple occupancy or for those wanting to create their own perfect home, with a space that works for them.

The property briefly comprises on the first floor; a living room, kitchen/diner, family bathroom with walk-in shower and three double bedrooms. The ground floor of this property requires modernisation and updating and comprises; an open plan living/kitchen, further reception room and WC.
Externally the property benefits from tiered lawns and a patio area, the perfect spot to relax, or a place for the children or dog to play or have some beautiful flower beds.

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 shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.







DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 2nd exit onto Pensarn Rd, At the roundabout, take the 1st exit onto Rhiw Babell, Turn left onto Penybanc, The property will be on your left.

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