



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 B

FACEBOOK & TWITTER

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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/05/23 OK REM

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

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## 60 Richmond Terrace, Carmarthen, Carmarthenshire, SA31 1HQ

- TERRACED HOUSE
- REAR GARDEN
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUYER OPPORTUNITY
- GAS HEATING
- TWO BEDROOMS
- TOWN LOCATION
- GOOD TRANSPORT LINKS
- IDEAL INVESTMENT BUYER OPPORTUNITY
- EPC RATING: D

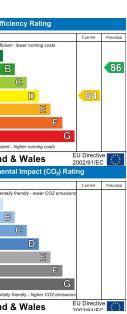
**£120,000**

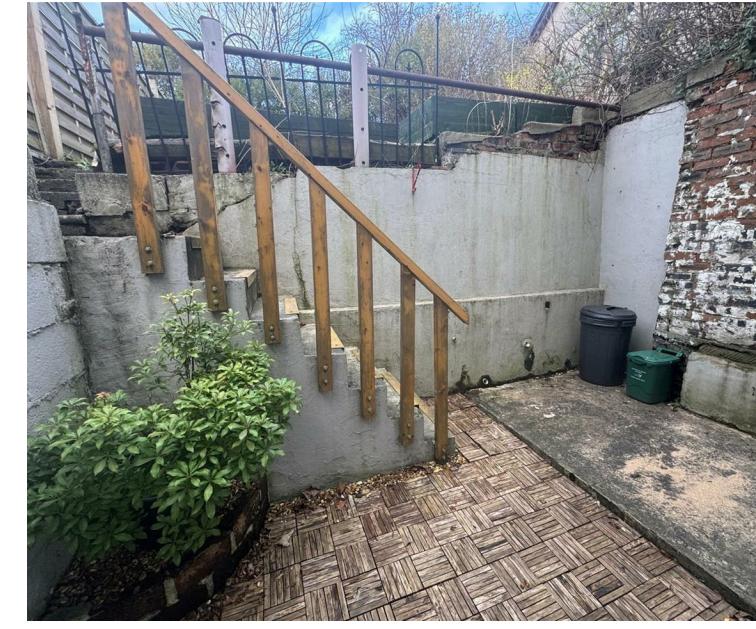
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***The Agent that goes the Extra Mile***





A fantastic opportunity to purchase this two-bedroom terraced property in the sought-after location of Carmarthen Town, close to local amenities and with excellent transport links.

The property was built around 1800, with the row of terraces originally serving as drovers' accommodation for an adjacent inn. They were later converted into a row of charming terraced cottages when a first floor was added, giving the homes their character and historical appeal.

The house would suit a wide range of buyers, whether you are looking for an investment, taking your first steps onto the property ladder, or seeking a home with everyday amenities within walking distance — this property truly has it all. Viewing is highly recommended to fully appreciate the finish, character, and convenient location of this wonderful home.

The property briefly comprises a living room and a kitchen, installed in 2023, which opens into a dining area with a door leading out to the rear garden. Upstairs offers two bedrooms and a family bathroom, also installed in 2023.

Externally, the property benefits from a rear garden with a patio area, perfect for alfresco dining. Steps lead up to a lawned area and an additional seating space, offering a wonderful opportunity to create your own ideal spot to relax or establish 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.



#### DIRECTIONS

From our Office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lamas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. The property will be on your left opposite HMY Coffee shop. What3Words Reference: treat.souk.copy

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