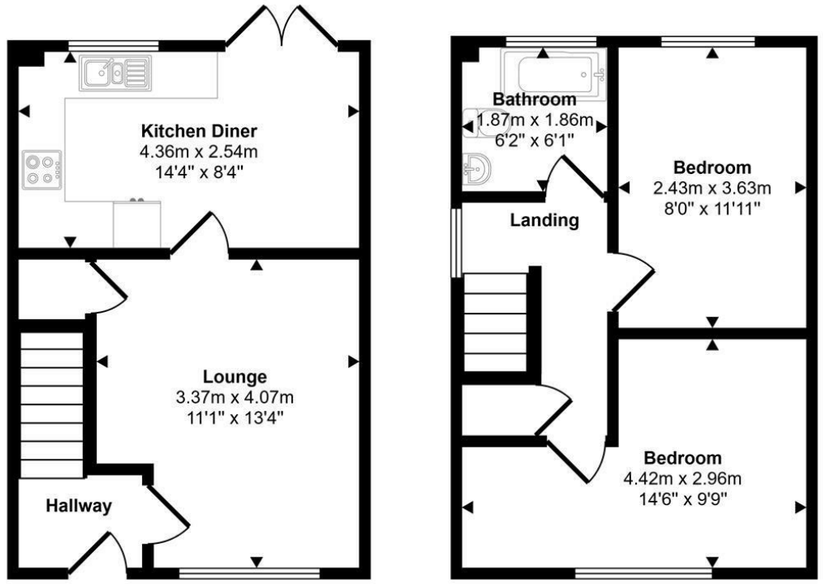
Approx Gross Internal Area
59 sq m / 639 sq ft



Ground Floor
Approx 29 sq m / 317 sq ft

First Floor
Approx 30 sq m / 321 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.

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.
COUNCIL TAX: Band 'C'
HEATING: Gas

ref: CPF/ LLE / MAR / 26/OK REM

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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,

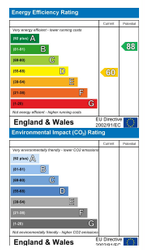
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

52 Llwyn Meredith, Carmarthen, SA31 1EF

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- CONTEMPORARY KITCHEN/DINER
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- BRILLIANT FIRST TIME BUY
- COUNTRYSIDE VIEWS
- REAR GARDEN
- NO ONWARD CHAIN
- EPC RATING: D

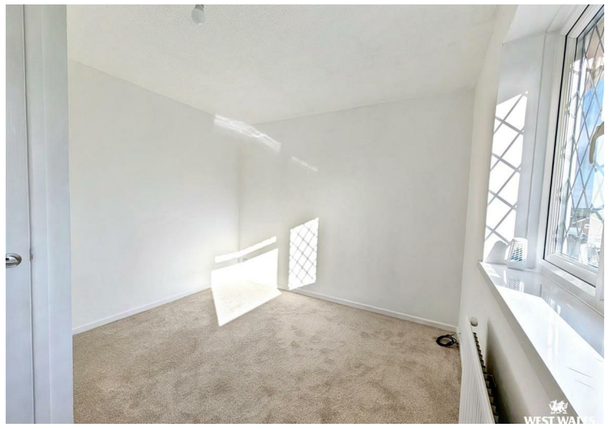


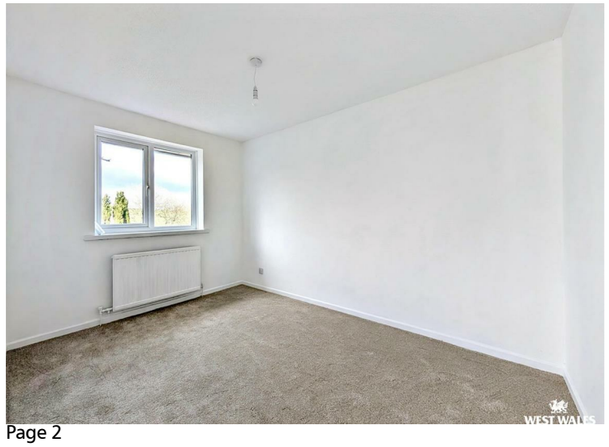
£219,950

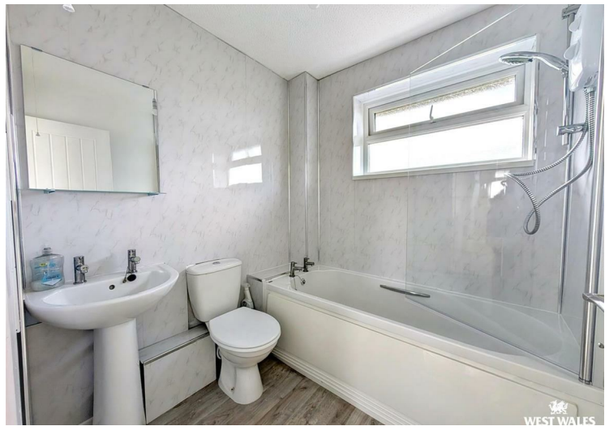
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

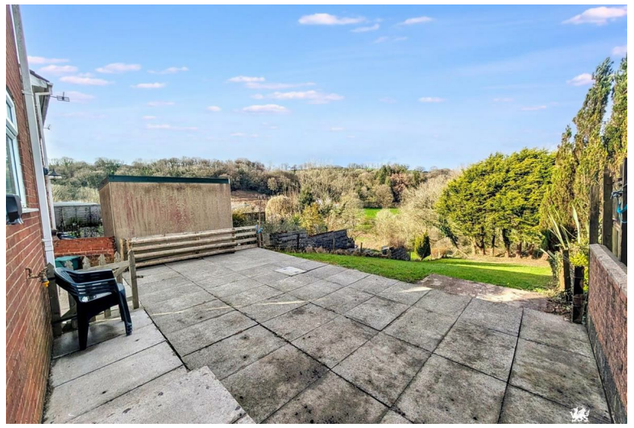
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile









NO ONWARD CHAIN

A brilliant opportunity to acquire a beautifully presented semi-detached house, located on the edge of the historic market town of Carmarthen. Situated on the residential cul-de-sac of Llwyn Meredith, the property boasts far-reaching countryside views to the rear. With its neutral modern decor throughout, the property would make a brilliant investment or a great first-time buy. Viewing is highly recommended!

The ground floor accommodation comprises: an entrance hall, a living room with under-stairs storage and the contemporary kitchen/diner. The kitchen is fitted with gloss units and a range of integrated appliances. French patio doors also open out onto the garden, ideal for entertaining family and friends. Upstairs boasts those gorgeous country views and accommodates a family bathroom and two double bedrooms. The property benefits from UPVC double glazing and has gas central heating.

Externally, there is driveway parking for approximately three cars, which also provides easy access to the rear. The garden which is laid to lawn, provides a great space for those with pets. A patio area also offers space for outside seating, where you can sit and relax while taking in your surroundings. You can really envisage those warm summer evenings dining al fresco.

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 Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, University of South 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 heart of the town has undergone massive regeneration and is home to a shopping centre, a Cinema complex, restaurants, bars and a multi-storey car park. The town is also serves direct trains from West Wales to London.

DIRECTIONS

From our Carmarthen office, turn right onto Water Street, then turn right at traffic lights on to St. Catherine Street. Continue to follow Barn Road and Francis Terrace, and at the mini roundabout take first exit. Continue pass the Council offices on left, and then take the next turning left into Long Acre Road. Follow the road up the hill bearing right onto Capel Evan Road. Continue on to Llwyn Meredith, where the property will be on the right hand side. What/Three/Words:///charge.cowboy.ships

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