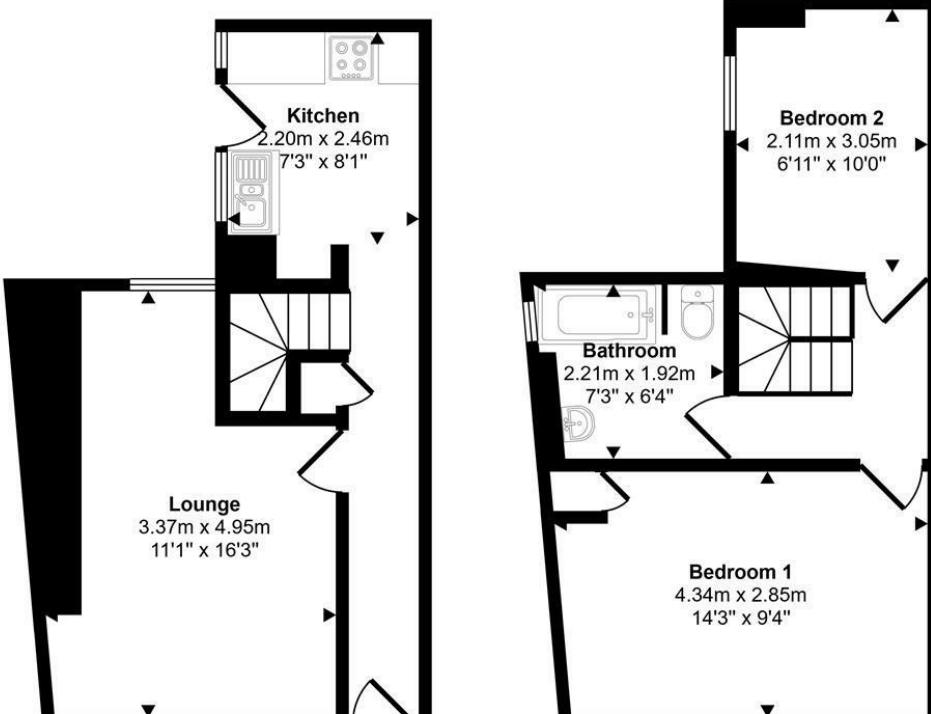


Approx Gross Internal Area
57 sq m / 614 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft

First Floor
Approx 28 sq m / 305 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 'B'

HEATING: Gas

ref: IK/LLE / MAY/ 25/ OK

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



66 Lammas Street, Carmarthen, Carmarthenshire, SA31 3AZ

- **TWO BEDROOMS**
- **NICELY PRESENTED**
- **IDEAL FIRST TIME BUYER OPPORTUNITY**
- **NO CHAIN**
- **GAS CENTRAL HEATING**
- **TERRACED HOUSE**
- **TOWN LOCATION**
- **IDEAL INVESTMENT BUYER OPPORTUNITY**
- **COURT YARD GARDEN**
- **EPC RATING C**

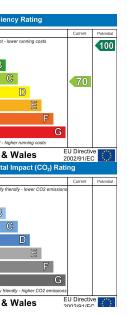
£100,000

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



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The Agent that goes the Extra Mile





Located in the historic market town of Carmarthen, this nicely presented terraced home offers an excellent opportunity for first-time buyers or investors. Ideally situated within walking distance of local amenities, shops, schools, and transport links, the property also benefits from on-street resident or visitor permit parking (on St David's Avenue).

The current owners have thoughtfully updated the house, maximising the space and creating a move-in-ready home. The ground floor features an inviting living area and dining space. The modern kitchen leads to the court yard garden. Upstairs, there are two bedrooms and a contemporary family bath with overhead shower attachment providing comfortable and practical accommodation.

Carmarthen is widely regarded as the oldest town in Wales, with a rich Roman history dating back to around AD 75. Set along the banks of the River Towy and just eight miles from Carmarthen Bay, the town blends heritage with modern convenience. It is home to key institutions such as the headquarters of Dyfed Powys Police, the Carmarthen campus of the University of Wales Trinity Saint David, and Glangwili General Hospital.

The town boasts a wide range of amenities, including Welsh- and English-medium primary and secondary schools, national and independent retailers, a cinema complex, restaurants, and bars. The recently redeveloped town centre includes a shopping hub on the site of the old cattle market, offering excellent leisure and retail options. Carmarthen is also well connected, with direct train services running from West Wales to London.

DIRECTIONS

From Carmarthen office continue up Lammes Street. At the junction turn right and then take the 1st exit at the roundabout. The property is located on the right hand side. What/Three/Words:///claps.pocket.trades



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