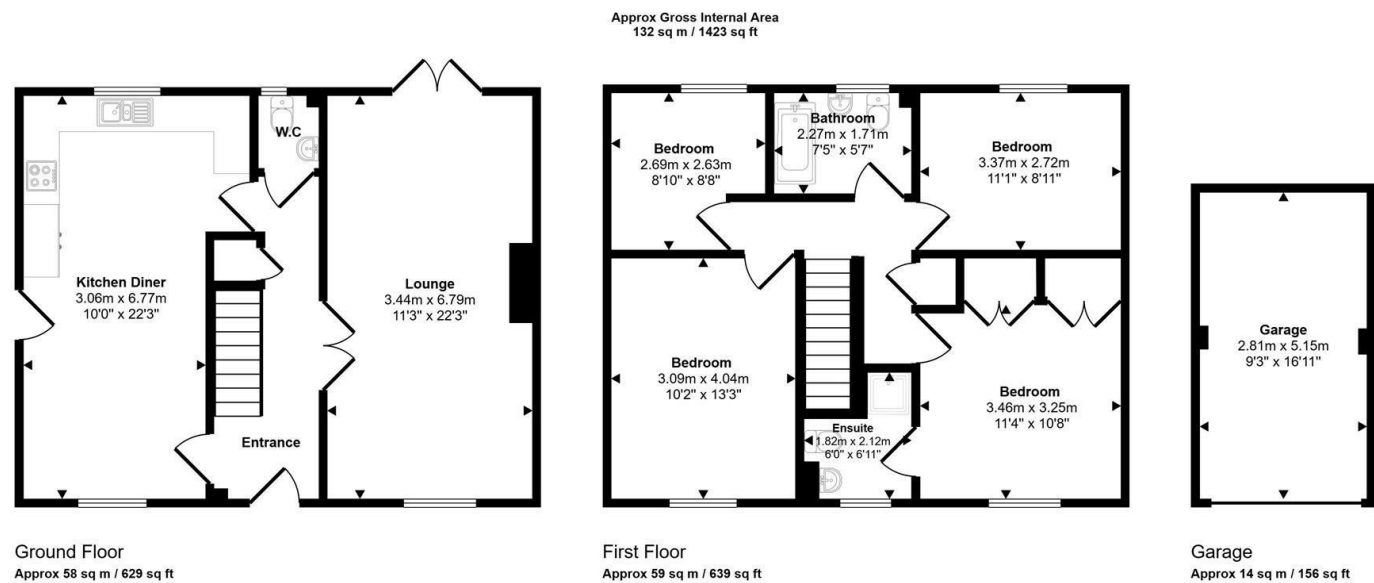




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

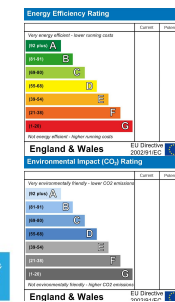


10 Meysydd Y Coleg, Carmarthen, SA31 3GU

- DETACHED HOUSE
- ENSUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- HEATING-GAS
- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE
- PERFECT FAMILY HOME
- WALKING DISTANCE OF CARMARTHEN TOWN CENTRE
- EPC-TBC

£335,000

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



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The Agent that goes the Extra Mile





Situated within walking distance of Carmarthen town centre, this beautifully presented detached four-bedroom home offers everything a growing family needs, combining modern living with a location that keeps everyday amenities close at hand. At the heart of the home is the open-plan kitchen/dining room, creating a sociable space for busy mornings, family meals, and entertaining friends, while a separate living room provides the perfect place to unwind. A downstairs W.C. adds further practicality to the ground floor.

Upstairs, the property offers four bedrooms, including a principal bedroom with an ensuite, together with a family bathroom designed to accommodate the demands of family life.

Stepping outside, the enclosed rear garden features a patio seating area and lawn, making it easy to imagine summer barbecues, children playing, or simply enjoying a morning coffee. Completing the property is off-road parking and a garage, with local schools, shops, transport links, and Carmarthen town centre all within walking distance, making this a fantastic place to call home.

Viewing highly recommended!



DIRECTIONS

From Dark Gate in Carmarthen, head along Lammas Street before turning onto Morfa Lane (B4312). At the roundabout, take the right turn onto St Catherine Street, then turn left onto Parcmaen Street. Continue along Parcmaen Street and turn left onto College Road. At the roundabout, take the second exit onto Trem Y Coleg, continue ahead, then turn left into Meysydd Y Coleg, where number 10 can be found a short distance along on your left. what3words:///sparks.proof.tests

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