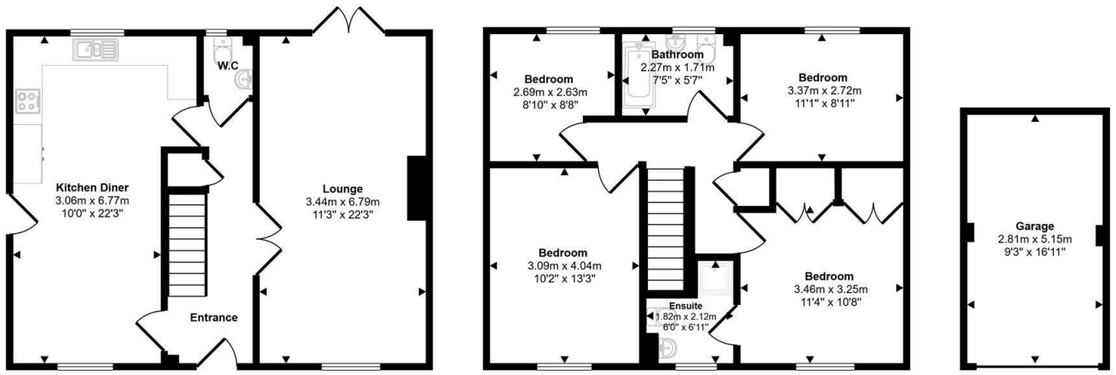
Approx Gross Internal Area
132 sq m / 1423 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft

First Floor
Approx 59 sq m / 639 sq ft

Garage
Approx 14 sq m / 156 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.

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: E
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/JTP/08/26 DRAFT

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

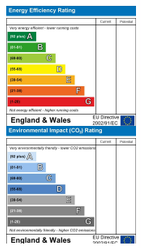
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



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



Offers In Excess Of £325,000

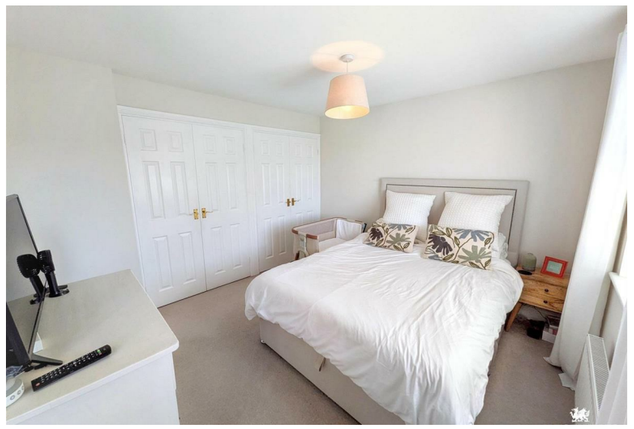
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EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

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.