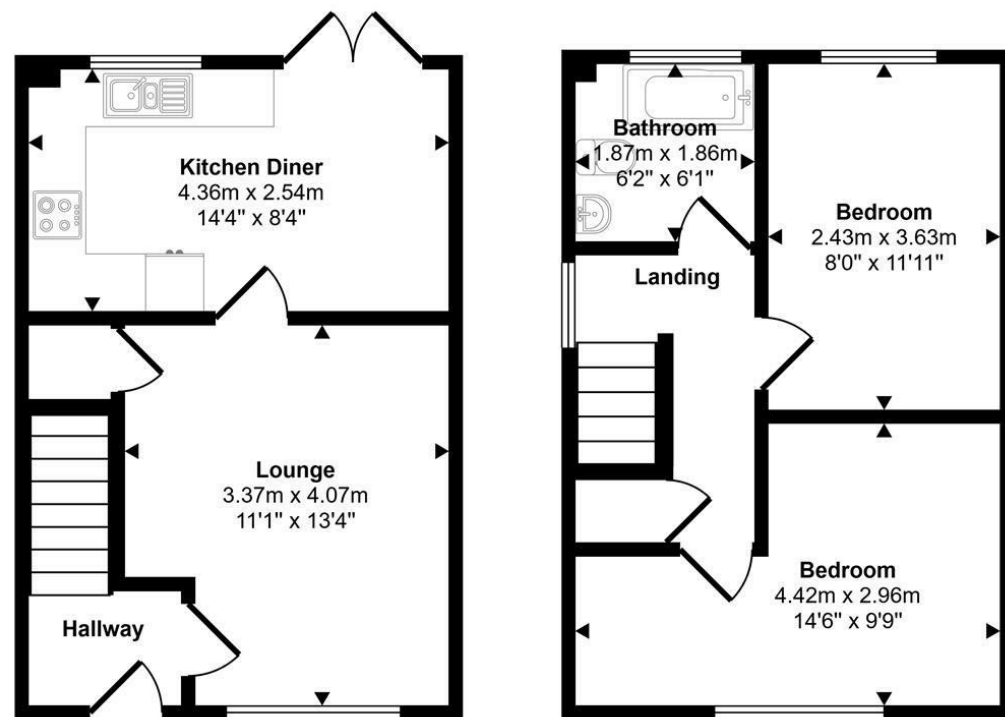


Approx Gross Internal Area
59 sq m / 639 sq ft



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

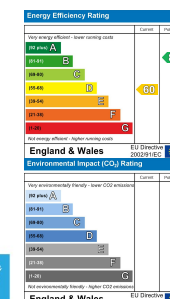


52 Llwyn Meredith, Carmarthen, SA31 1EF

- 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

Offers In Excess Of £200,000

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

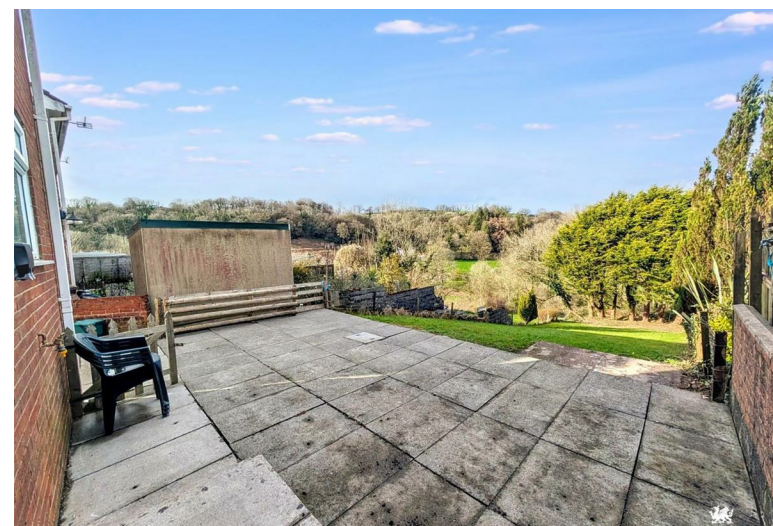


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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

The Agent that goes the Extra Mile





Viewing is highly recommended.

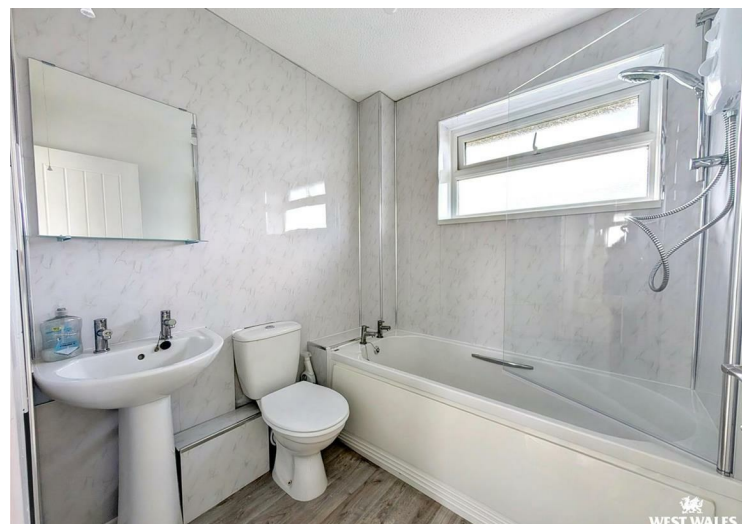
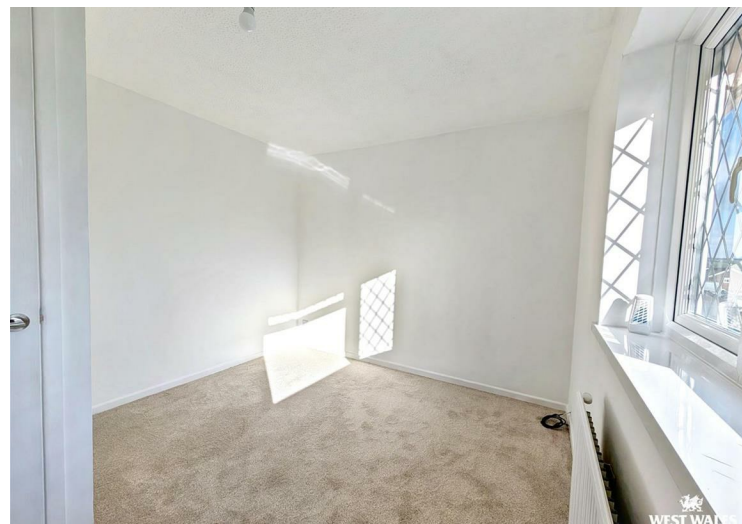
Offering accommodation arranged over three floors, this five-bedroom detached townhouse occupies a quiet cul-de-sac position within walking distance of Carmarthen town centre. Ideally placed for local schools and all local amenities, the property delivers versatile living space suited to modern family life.

The ground floor features two reception rooms alongside an open-plan kitchen and dining area fitted with contemporary units and a central island, forming the main hub of the home. The space lends itself to family meals at the island, informal dining, or entertaining with direct flow through to the living areas. The lounge benefits from bay windows, adding further light and a sense of openness. This level is completed by a utility room and W.C.

The first floor provides a separate lounge area and one bedroom with an en-suite bathroom, complete with both a bath and separate shower.

The second floor offers four further bedrooms, including one with an en-suite shower room, together with a family bathroom.

Externally, the property benefits from a wrap-around garden, off-road parking, and a detached double garage, with the garden offering scope for outdoor dining or seating areas.



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 past 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.