Approx Gross Internal Area
83 sq m / 894 sq ft

Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 42 sq m / 450 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 B
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/REM/05/23 OK REM

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.

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

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01267 236655
www.westwalesproperties.co.uk

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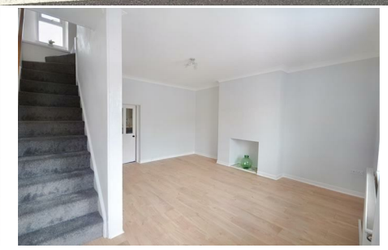
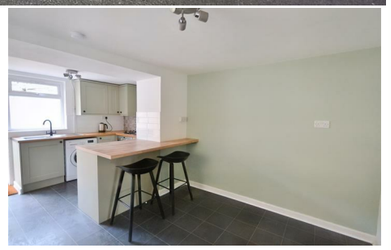
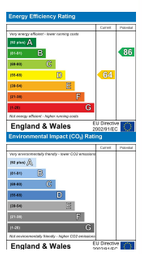




60 Richmond Terrace, Carmarthen, Carmarthenshire, SA31 1HQ

- TERRACED HOUSE
- REAR GARDEN
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUYER OPPORTUNITY
- GAS HEATING
- TWO BEDROOMS
- TOWN LOCATION
- GOOD TRANSPORT LINKS
- IDEAL INVESTMENT BUYER OPPORTUNITY
- EPC RATING: D



£125,000

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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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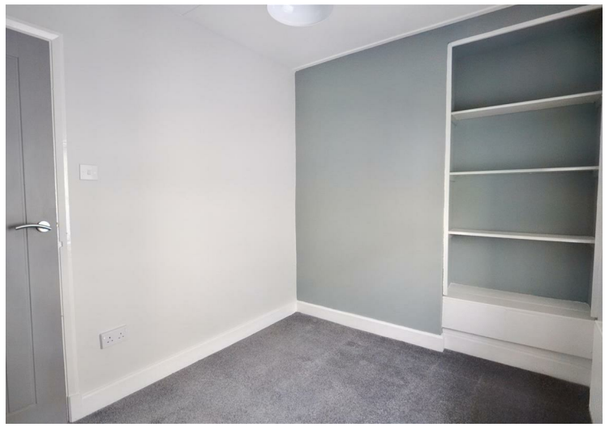

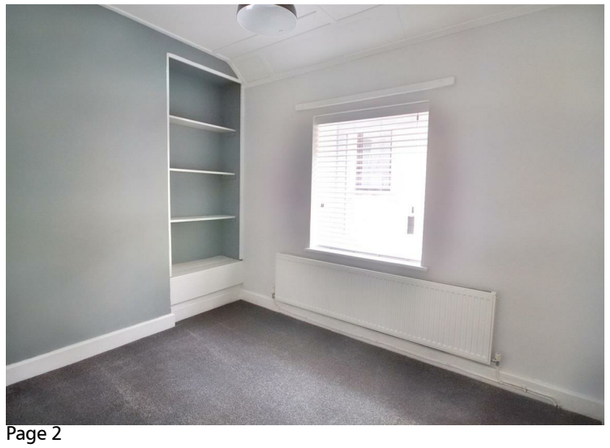

A fantastic opportunity to purchase this two-bedroom terraced property in the sought-after location of Carmarthen Town, close to amenities with good transport links.

The house would appeal to so many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property with local amenities within walking distance, this property has it all. Viewing is highly recommended to fully appreciate the finish and location of this wonderful house.

The property briefly comprises; a living room, kitchen, which was installed in 2023 with an open-plan diner with a door leading out to the rear garden. Upstairs offers two bedrooms and a family bathroom which was also installed in 2023.

Externally the property offers a rear garden with a patio area which would be a perfect place for alfresco dining. Then has steps leading up to the lawned area and further seating area., offering a wonderful opportunity to create your own perfect spot to relax or have some beautiful flower beds.

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 its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of 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 former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct trains from West Wales to London.

DIRECTIONS

From our Office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. The property will be on your left opposite HMY Coffee shop. What3Words Reference: treat.souk.copy

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