



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: Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 Property has Mains Drainage, Mains Electric, Mains Water  
 HEATING: Gas Central Heating  
 TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

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

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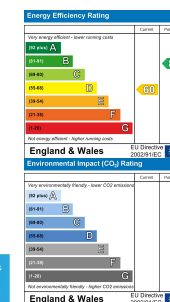


### 37 Parcydelyn, Carmarthen, Carmarthenshire, SA31 1TS

- Well Presented
- 3 Bedrooms
- No Chain
- Front and Rear Garden
- Gas Central Heating and Double Glazed
- Detached Dormer Bungalow
- Open Plan Living Area
- Close to Amenities
- Garage and Driveway Parking
- EPC D

£290,000

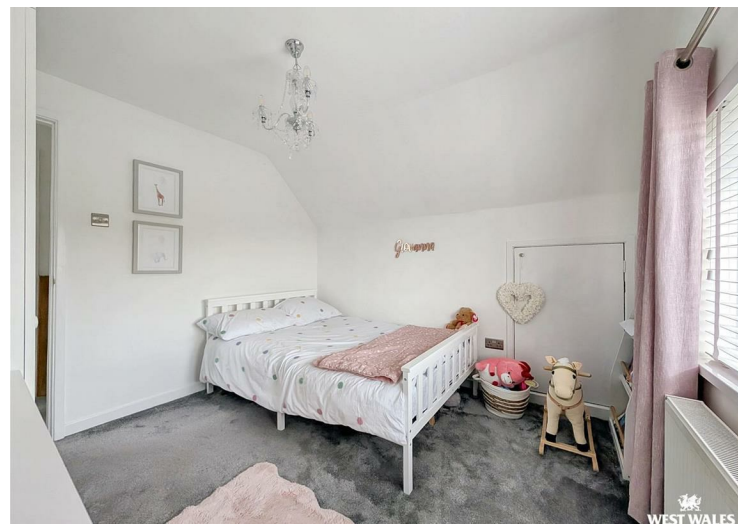
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**The Agent that goes the Extra Mile**





Charming Detached Dormer Bungalow in Prime Carmarthen Location

Tucked away in a cul-de-sac and just a short stroll from Carmarthen town centre, this beautifully presented detached dormer bungalow offers well-designed accommodation ideal for modern family living.

The ground floor features a welcoming entrance hall leading into a bright and airy open-plan living, dining, and kitchen area—perfect for both relaxing and entertaining. A separate room provides the flexibility to be used as a third bedroom, home office, or playroom, alongside a convenient ground-floor WC.

Upstairs, you'll find two double bedrooms and a modern family bathroom, all finished to a high standard.

The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, enjoy a neatly maintained front garden, private driveway parking, and a garage. The rear garden is a real highlight, offering a mix of lawn and patio seating areas—ideal for enjoying summer evenings or hosting guests.

This is a fantastic opportunity to acquire a move-in-ready home in a sought-after location. Early viewing is highly recommended.

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, an Apollo Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London.



**DIRECTIONS**

From our office turn immediately right into Water Street and at the traffic lights turn right into St Catherine Street. Continue past the Debenhams development and continue along taking the first turning left into Waterloo Terrace. Continue on this road for approximately 350 yds and start climbing the hill and turn right and then take the immediate left into Penlan Road. Continue along and turn right into Parc Y Delyn, continue on and the property will be found in front of you. What3words: loudly.congratulations.hatch See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.