



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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 D

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

CFP/CFP/12/21/OK CFP

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<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.

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

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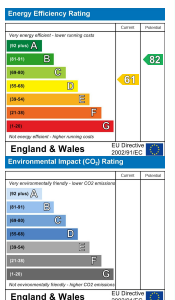


126 Priory Street, Carmarthen, Carmarthenshire, SA31 1NB

- 4 DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- DEVELOPMENT OPPORTUNITY
- GOOD TRANSPORT LINKS
- 50' OUTBUILDING TO THE REAR
- 3 RECEPTION ROOMS
- PEDESTRIAN ACCESS TO THE REAR
- DOUBLE GLAZED
- EPC RATING D

Offers In Excess Of £160,000

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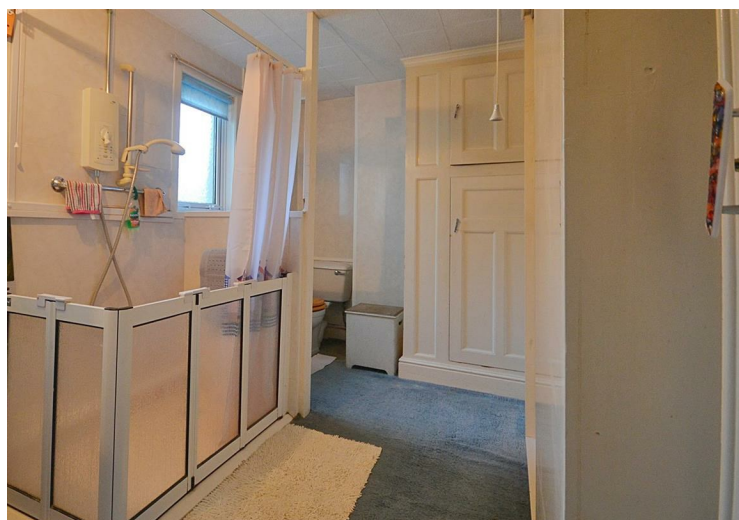
The Agent that goes the Extra Mile



This Four Double Bedroom mid terrace property is located in Carmarthen Town Centre, close to shops, schools and supermarkets. The accommodation, which is in need of modernisation, comprises of; Living Room, Lounge, Dining Room, Kitchen, Four Double Bedrooms and Shower room. The property benefits from gas central heating and double glazing. Subject to the relevant planning the property offers potential for development and is a great investment opportunity.

Externally, there is pedestrian access from the street via a covered passageway with lockable doors at both ends. To the back of the property, there are brick outbuildings with storage and a WC. There is also a separate 50' outbuilding which has been used as a workshop previously.

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 Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



LOUNGE

12'5" x 14'4" (3.79 x 4.38)

SHOWER ROOM

11'10" x 6'11" (3.63 x 2.12)

LIVING ROOM

12'9" x 14'10" (3.9 x 4.54)

BEDROOM

12'5" x 12'9" (3.8 x 3.91)

DINING ROOM

11'0" x 7'4" (3.37 x 2.26)

BEDROOM

12'5" x 18'4" (3.81 x 5.6)

KITCHEN

11'0" x 7'4" (3.36 x 2.26)

WORKSHOP BUILDING

50'0"(max) x 11'5"(max) (15.25(max) x 3.48(max))

BEDROOM

12'3"(max)x18'2" (3.75(max)x5.55)

BEDROOM

12'2" x 12'9" (3.72 x 3.91)



DIRECTIONS

From our Carmarthen Office: Head west on Dark Gate towards Heol Y Felin/Mill Street, turn left onto Morfa Lane, at the roundabout take the 1st exit onto A4242, go through 1 roundabout, turn right onto Spilman Street, at the roundabout take the 2nd exit onto Priory Street. The property will be on your left-hand side. What Three Words Reference - areas.lives.chose

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