

#### 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.

IRK/REM/08/24/ OK

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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



## 51 Meysydd Y Coleg, Carmarthen, SA31 3GR

- DETACHED HOUSE
- THREE BEDROOMS
- TWO BATHROOMS
- SOUTH FACING ENCLOSED GARDEN
- ONE MILE (APPROXIMATELY) TO TOWN CENTRE
- SINGLE GARAGE
- OPEN PLAN KITCHEN DINING ROOM
- CUL DE SAC
- GAS CENTRAL HEATING
- EPC RATING C

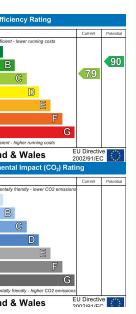
£300,000

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***The Agent that goes the Extra Mile***





Nestled in the charming location of Meisydd Y Coleg, Carmarthen, this delightful detached house offers a perfect blend of comfort and style. Boasting three bedrooms and two bathrooms, this property is ideal for families looking for a traditional home.

As you step inside, you are greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The integrated units in the kitchen provide a seamless and modern look, with ample space for a dishwasher to make your life easier.

One of the highlights of this property is the south-facing garden, a tranquil oasis where you can enjoy the sunshine all day long. The outdoor seating and BBQ area offer a wonderful space for al fresco dining and hosting summer gatherings.

Situated in a cul-de-sac, this home provides a peaceful retreat away from the hustle and bustle of city life. The established fruit trees add a touch of nature to the surroundings, creating a serene atmosphere.

With a single garage and off-road parking, convenience is at your doorstep. The corner plot offers privacy and space, with the added bonus of previously granted planning for a conservatory, allowing you to further enhance this lovely home.

Don't miss the opportunity to make this charming property your own and enjoy the best of indoor-outdoor living in a picturesque setting.



## DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lamas St, Turn right onto Heol Dwr/Water St, Turn left onto Glannant Rd, Continue onto College Rd, At the roundabout, take the 2nd exit onto Trem Y Coleg, Turn right to stay on Trem Y Coleg, Turn left onto Meisydd Y Coleg, The property is on your right. What3Words Reference; //race.remote.flying

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.