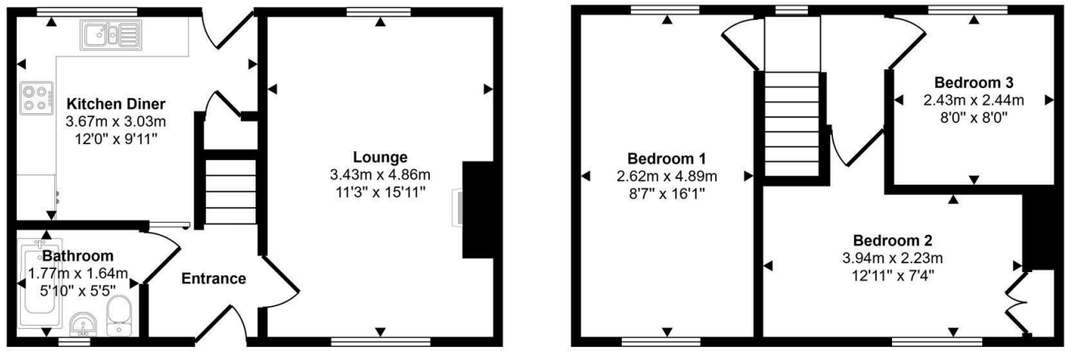
Approx Gross Internal Area
70 sq m / 749 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft

First Floor
Approx 35 sq m / 374 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 'B'
HEATING: Oil

ref:CPF/ LLE / FEB/ 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
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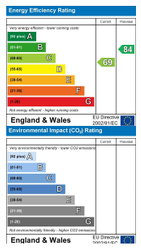
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

3 Pentrefelin Street, Carmarthen, SA31 1RJ

- MID-TERRACED HOUSE
- TOWN LOCATION
- REAR GARDEN
- GOOD TRANSPORT LINKS
- GAS CENTRAL HEATING
- THREE BEDROOMS
- CLOSE TO AMENITIES
- PERMIT PARKING
- IDEAL FIRST TIME BUYER OPPORTUNITY
- EPC RATING: C



Offers In Excess Of £150,000

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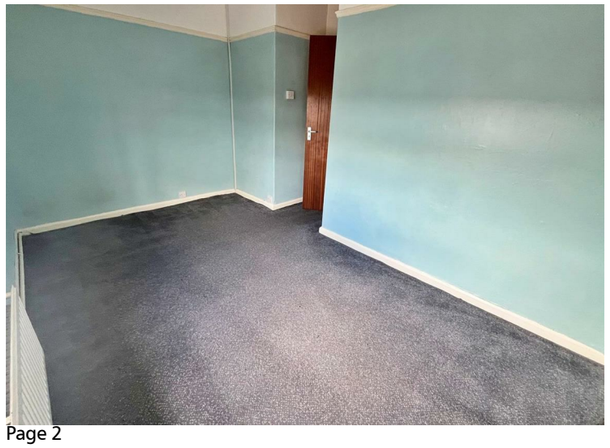
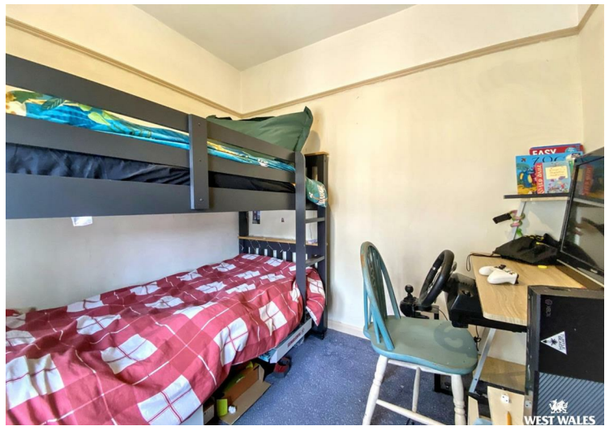
The Agent that goes the Extra Mile





Situated on the edge of Carmarthen town, this mid-terrace house is the ideal opportunity for a first time buyer looking to get on the property ladder. Within easy access to all the amenities Carmarthen town has to offer, the property would also make a brilliant investment!

The ground floor accommodation comprises; an entrance hallway, downstairs family bathroom with modern white suite, a kitchen/diner fitted with a range of modern appliances and the living room with a feature fireplace. The first floor is home to the master bedroom, a second double bedroom and a third single bedroom, which could also be utilised as a study. The property benefits from UPVC double glazing throughout, and has gas central heating.

Externally, there is ample permit parking available to the front of the property, with additional visitor parking available down the road. The rear provides an enclosed lawned garden, great for those with children and pets. A patio area also offers a great space to sit and relax, or even dine al fresco during the summer months. There is also an outbuilding which provides great secure storage.

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 towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right onto Pentrefelin St. The property will be on the left.
What3Words Reference:///trades.maker.icons

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