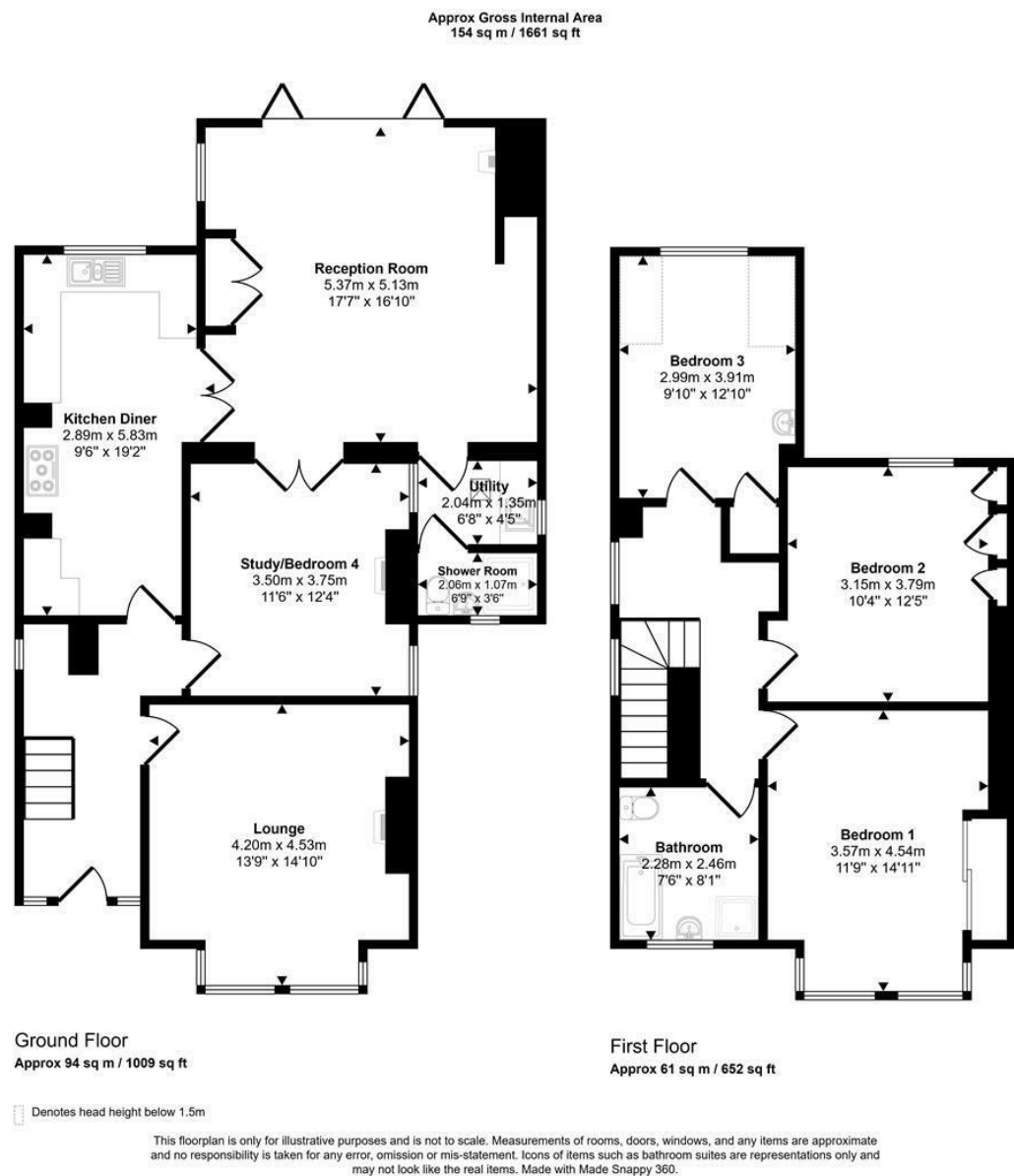




VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: CFP/LLE/ DEC / 25/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

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

TELEPHONE: 01267 236655

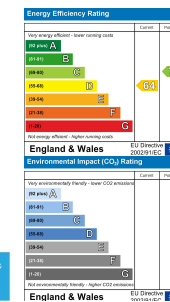


5 Parc Thomas, Carmarthen, Carmarthenshire, SA31 1DP

- DETACHED HOUSE
- FOUR BEDROOMS
- EDGE OF TOWN LOCATION
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- IMMACULATELY PRESENTED
- IDEAL FAMILY HOME
- UTILITY ROOM
- DRIVEWAY PARKING
- EPC RATING: D

O.I.R.O £365,000

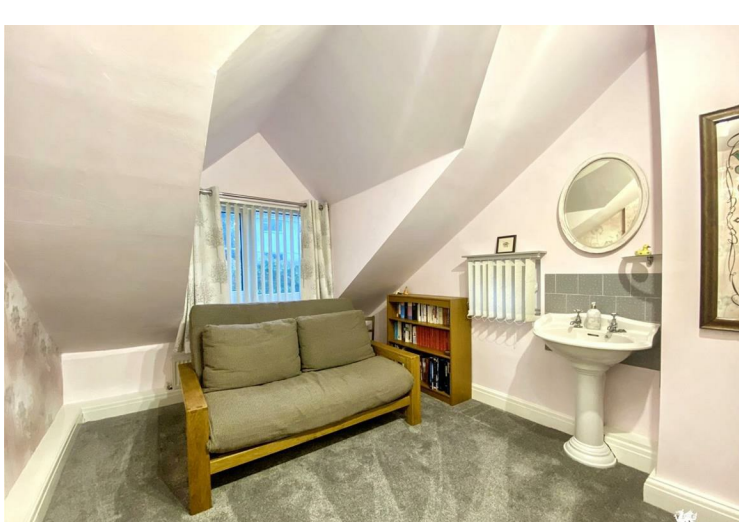
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The Agent that goes the Extra Mile





Unexpectedly Back on the Market

A fantastic opportunity to acquire an immaculately presented 1930s detached home, ideally positioned on the edge of Carmarthen town. Situated on Parc Thomas, the property is within easy walking distance of the town centre and offers an ideal setting for family living. Lovingly renovated by the current owners, the home combines timeless character with stylish contemporary décor throughout. Early viewing is highly recommended.

The property retains many original features, including beautiful parquet flooring, original fireplaces and solid wood vintage doors, all adding to its charm. From the moment you step inside, the home offers a warm and welcoming feel.

An impressive extension has created a superb open-plan family room – the heart of the home. This bright living area features a gas log-effect stove and bi-fold doors opening onto the garden, making it perfect for entertaining. Off the family room is a useful utility room and a downstairs wet room. Double glass doors lead into a versatile study, which could also be used as a fourth bedroom.

The kitchen flows naturally from the family room and is fitted with solid wood units, a ceramic sink and a range cooker. The ground floor also includes a cosy living room with an open fireplace and the property's attractive original parquet flooring.

Upstairs are three double bedrooms and a traditional family bathroom with a roll-top bath and separate shower. The property benefits from UPVC double glazing and gas central heating throughout.

Externally, the landscaped rear garden is bordered by a variety of shrubs and plants and includes a summer house, garden shed and log store. A paved patio provides an excellent seating area for outdoor dining during the warmer months.

To the front, there is driveway parking along with an EV charging point adjacent to the drive.



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, Turn left onto Waterloo Terrace, Turn right to stay on Waterloo Terrace, Slight left onto Penlan Rd, Turn right onto Parc Thomas, The property will be on the left.
What/Three/Words:///teach.zoom.blog
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.