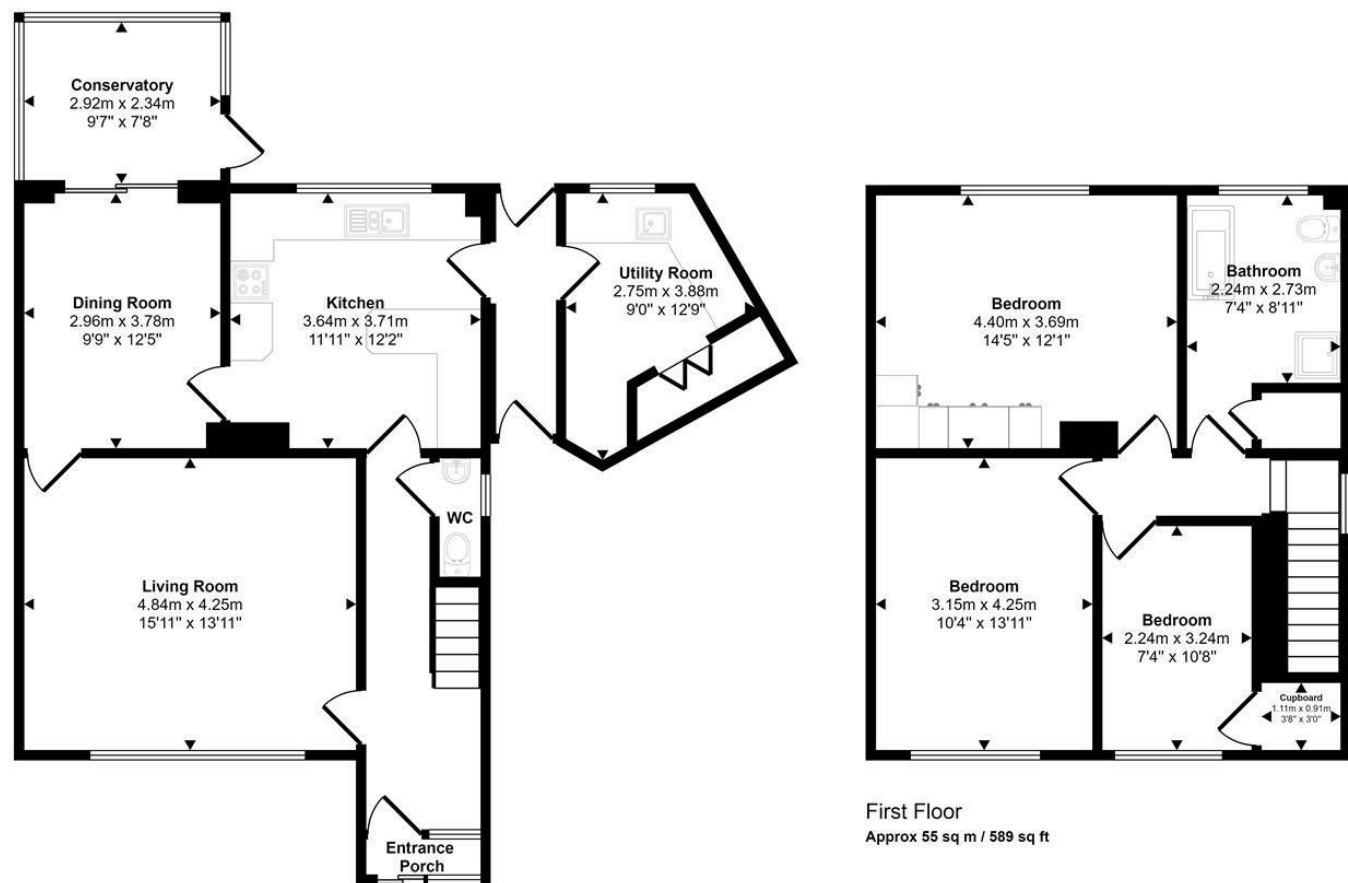


Approx Gross Internal Area
132 sq m / 1423 sq ft



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.

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 D
 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.
 CFP/REM/12/23 OK REM

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
 EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

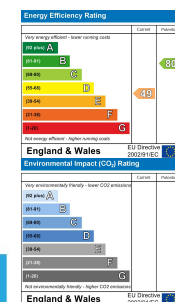


43 Nant-Yr-Arian, Carmarthen, Carmarthenshire, SA31 3JG

- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- REAR GARDEN
- GOOD TRANSPORT LINKS
- HEATING - OIL
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN
- CLOSE TO AMENITIES
- NO CHAIN
- EPC RATING - E

£250,000

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



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The Agent that goes the Extra Mile





A fantastic opportunity to purchase this three-bedroom, semi-detached house conveniently located within walking distance of Carmarthen town close to shops, schools and supermarkets. Viewing is highly recommended to fully appreciate all this property has to offer including off road parking, cul-de-sac location and allowing the new owners a wonderful opportunity to create their perfect home.

The property briefly comprises; entrance hall with WC, living room, dining room, conservatory with rear door leading out to the rear garden, kitchen. The garage has been converted into a utility room. Upstairs the property benefits from three bedrooms, two of which doubles, and family bathroom with separate shower and bath.

Externally the property benefits from off road parking for multiple vehicles and lawned area to the front. The rear garden offers seating area and lawned area, the perfect spot to sit and relax.

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 west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Continue onto Fountain Hall Terrace. Continue onto Lime Grove Ave. Turn left onto Nant-Yr-Arian. Turn left to stay on Nant-Yr-Arian. Turn left to stay on Nant-Yr-Arian. The property will be on your right. What3Words Reference; ///artist.spring.shops

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