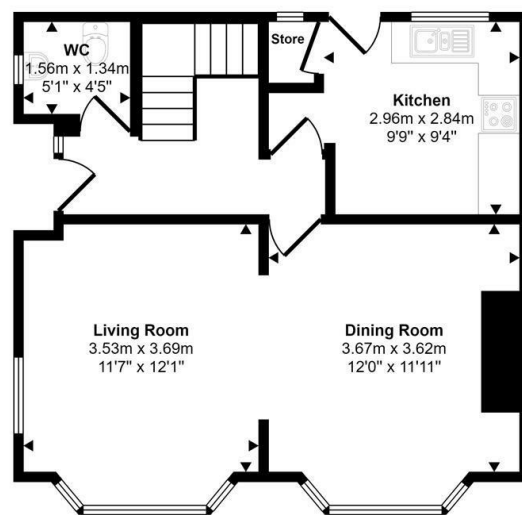
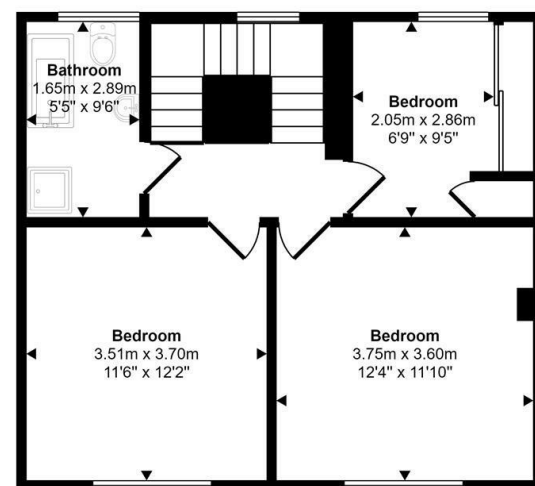


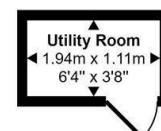
Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft



First Floor
Approx 49 sq m / 532 sq ft



Utility Room
Approx 2 sq m / 23 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: STRICTLY 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/02/24/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.

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

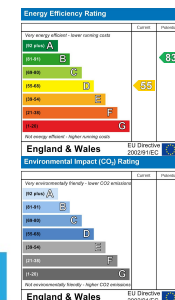


21 College Road, Carmarthen, Carmarthenshire, SA31 3EG

- SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- WALKING DISTANCE TO TOWN
- CLOSE TO LOCAL PRIMARY SCHOOL
- HEATING - GAS
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- EPC RATING - D

£250,000

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The Agent that goes the Extra Mile





We are delighted to introduce this three-bedroom semi-detached house situated in a convenient location for Carmarthen town centre and local primary schools. The accommodation is well-presented and briefly comprises a lounge, dining room, kitchen, downstairs cloakroom, utility room (accessed from the garden) three bedrooms and family bathroom.

Externally the property boasts a front garden with driveway parking to the side for four vehicles and a rear garden with a patio and lawned area, which also offers partial views of the woodlands in the distance. This would make an ideal family garden. The property would make an ideal first-time or investment purchase and for that reason, early viewing is essential to avoid disappointment.

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.



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 left onto Glannant Rd. Continue onto College Rd. The property will be on the right. What3Words Reference; [///impact.fruit.trader](https://www.what3words.com/impact.fruit.trader)

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