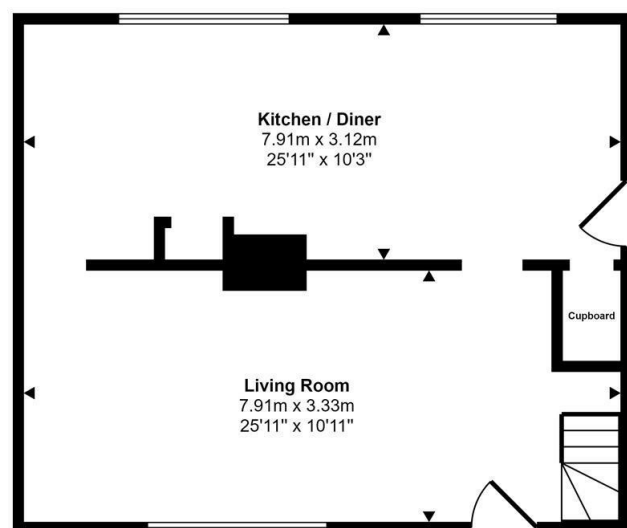
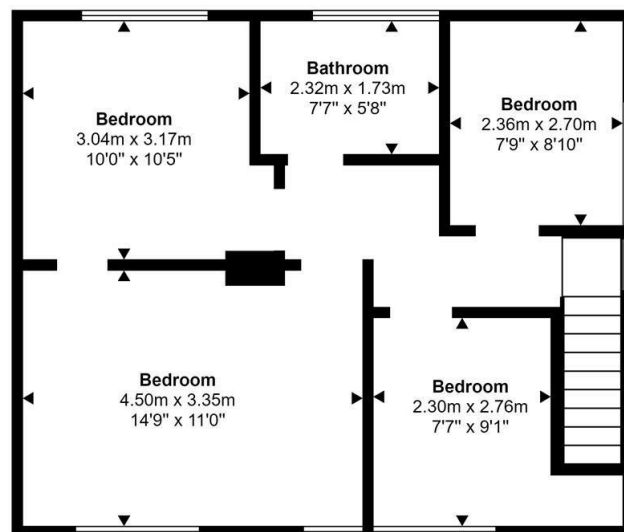


Approx Gross Internal Area  
106 sq m / 1138 sq ft



Ground Floor  
Approx 52 sq m / 564 sq ft



First Floor  
Approx 53 sq m / 574 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 C

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProPs

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

TELEPHONE: 01267 236655

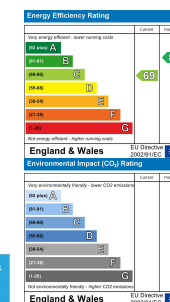


48 Crispin Avenue, Carmarthen, Carmarthenshire, SA31 3EH

- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- EDGE OF TOWN
- IDEAL INVESTMENT BUYER OPPORTUNITY
- HEATING - GAS
- FOUR BEDROOMS
- FRONT AND REAR COURTYARD
- CLOSE TO AMENITIES
- RENOVATION PROJECT
- EPC RATING - C

£160,000

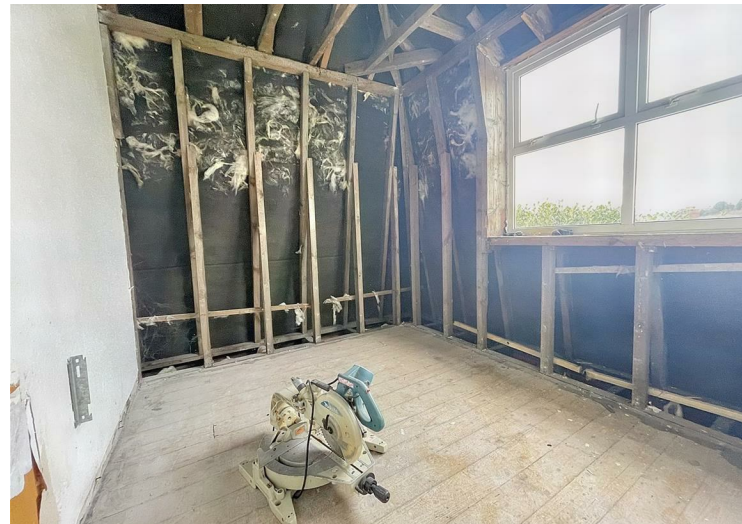
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**The Agent that goes the Extra Mile**





A fantastic opportunity to purchase this four-bedroom semi-detached property is located on the outskirts of Carmarthen Town, close to local shops, schools and supermarkets. Whilst in need of modernisation and updating the property is ideal for investment buyers. Planning permission was granted in June 2022 for a single-storey extension and porch.

The property briefly comprises; an open-plan kitchen/diner with a door leading out to the rear garden, living room, and upstairs the property benefits from three double bedrooms, one single bedroom and a family bathroom. The property benefits from gas central heating and double glazing.

Externally, there is off-road parking for two vehicles to the front along with a courtyard area to the front and rear of the property.



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. Turn left onto Crispin Ave, the property is the first on the right hand side. What3Words Reference; ///august.lives.loses

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