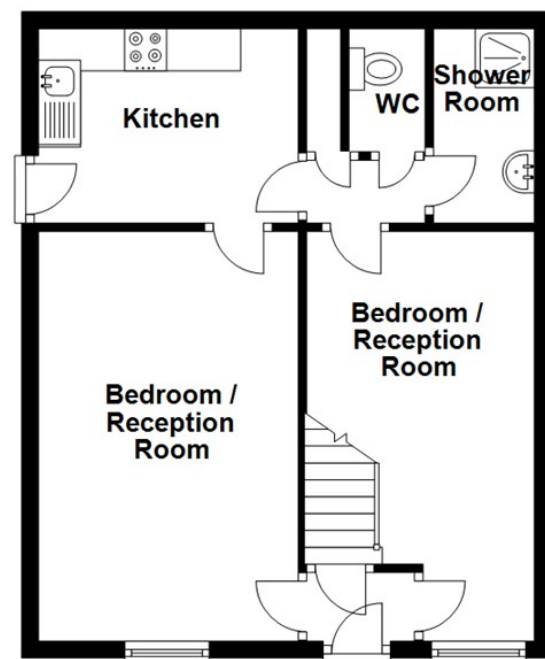
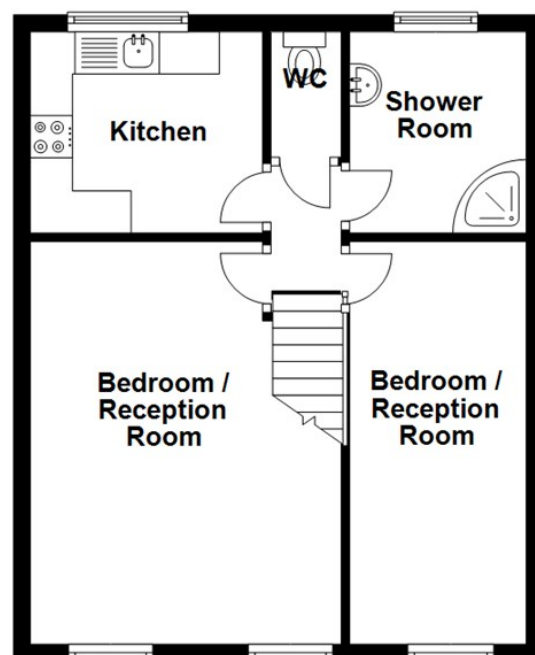


Ground Floor



First Floor



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 TBC
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/02/24OK 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

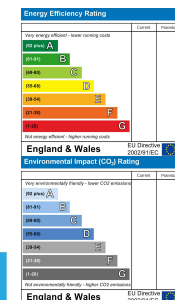
TELEPHONE: 01267 236655



TWO FLATS FOR SALE

2 Park Terrace, Carmarthen, SA31 3DG

- TERRACED PROPERTY
- TOWN LOCATION
- NO CHAIN
- GOOD TRANSPORT LINKS
- HEATING - GAS
- TWO ONE/TWO BEDROOM FLATS
- VIEWS OVER CARMARTHEN PARK
- IDEAL INVESTMENT BUYER OPPORTUNITY
- CLOSE TO AMENITIES
- EPC RATING - C + D



Offers In Excess Of £135,000

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The Agent that goes the Extra Mile





A unique opportunity to purchase this terraced property, which has been converted into two separate flats, in the sought-after location of Carmarthen Town, with good transport links and close to local amenities.

The property would make a fantastic investment opportunity, whether you are looking for two, one-bedroom flats or to rent them out as four rooms with shared communal kitchen and bathrooms. Alternatively you could live in one of the flats yourself and rent out the other, there are so many options available to the new owners.

The ground floor flat comprises; an entrance hall, and reception room, which could be utilised as a bedroom, double bedroom, kitchen, shower room and separate WC.

The upstairs flat is accessed via the shared hallway with stairs leading up where you will find the two reception/bedrooms, which have the added benefit of a loft space in each, the perfect spot for a bed and to use the room as a lounge, kitchen, shower room and separate WC. The upstairs flat also benefits from views over Carmarthen park.

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 Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. The property will be on the last but one on the left. What3Words Reference; ///tunnel.splice.lined

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