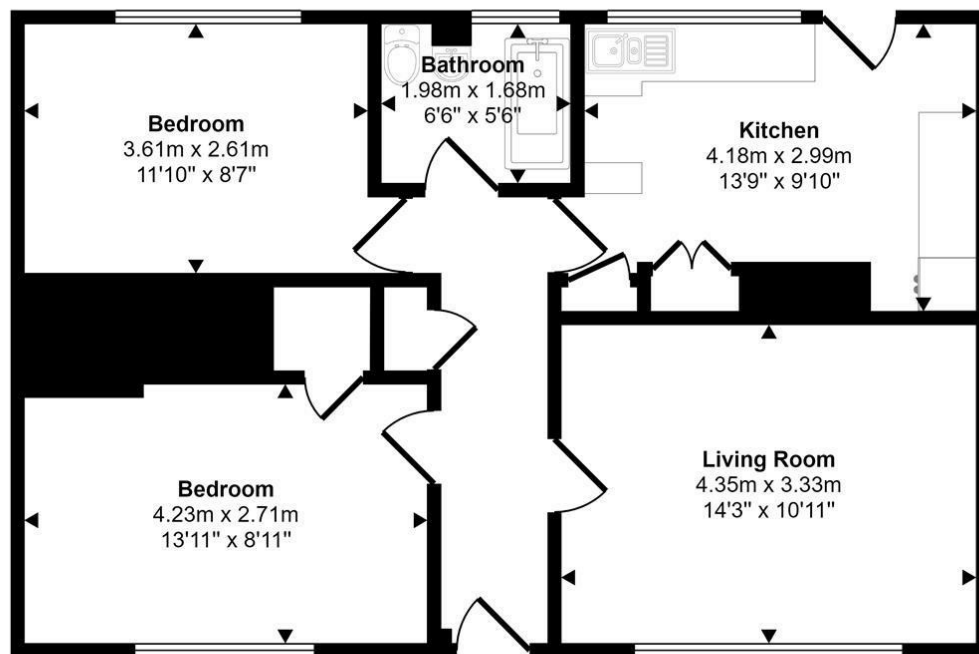


Approx Gross Internal Area  
62 sq m / 667 sq ft



Floorplan

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 Leasehold

106 Years remaining on the 125 Year Lease which began on August 2005.  
£10 per annum ground rent - variable service charge dependent on work - last charge 2023 = £118.99p.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band B

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/05/24/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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

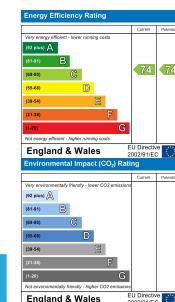


2 Crispin Avenue, Carmarthen, SA31 3EH

- GROUND FLOOR FLAT
- FRONT AND REAR PRIVATE GARDEN
- ON STREET PARKING
- FIRST TIME BUYER OR BUY TO LET
- HEATING - GAS
- TWO DOUBLE BEDROOMS
- NO CHAIN
- CLOSE TO AMENITIES
- LEASEHOLD
- EPC - C

£110,000

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



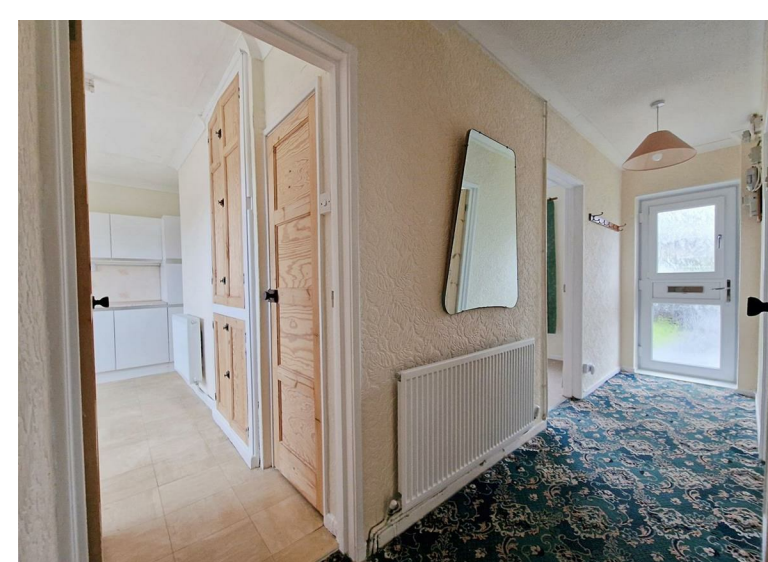
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**The Agent that goes the Extra Mile**







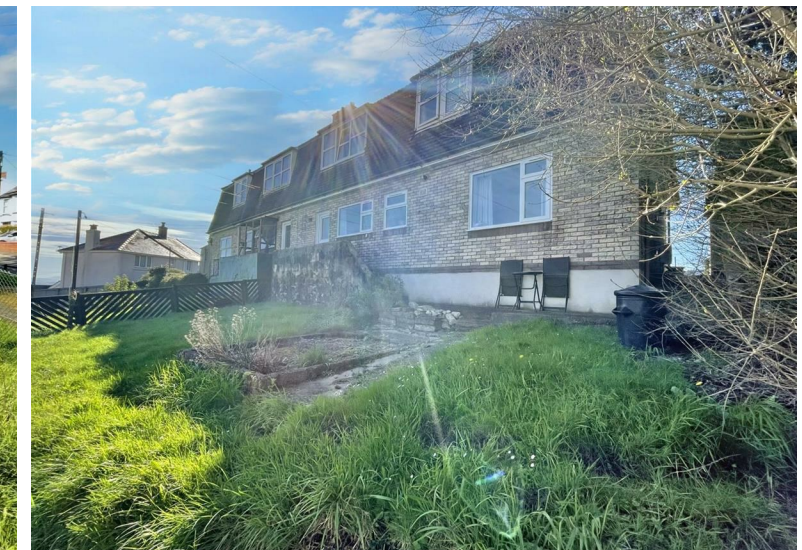
A fantastic opportunity to purchase a purpose-built, two double-bedroom ground floor flat in Carmarthen Town. Viewing is highly recommended to fully appreciate the size of the property and all it has to offer.

The property appeals across the ages, whether you are a first-time buyer looking for first steps on the property ladder, a growing family that needs a local school or looking for the perfect spot to spend your later years this property covers it all, not forgetting our investment buyers looking for a buy to let.

Located towards the entrance of a cul-de-sac with similar type former Local Authority built dwellings just off College Road, the property is well located for access to local amenities as well as offering good transport link. The accommodation briefly comprises; entrance hall, lounge, kitchen/diner, two double bedrooms and family bathroom.

Externally the property benefits from a private front garden, that others in the cul-de-sac have utilised for off-road parking (subject to relevant planning and regulations) and a private rear garden, which is accessed via a shared path with the upstairs flat. There are also two external storage sheds.

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 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, Turn left onto Crispin Ave, Turn left to stay on Crispin Ave, The property will be on the first on the left. What3Words Reference; ///stiff.vest.stamp  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.