

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-Snapppy 360.

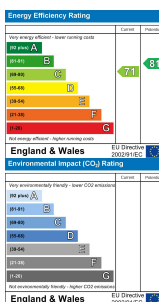


Cedars Mount Pleasant, Llangunnor, Carmarthen, SA31 2JZ

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- ENCLOSED GATED GARDEN
- GOOD TRANSPORT LINKS
- HEATING - GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- SUMMERHOUSE
- CLOSE TO AMENITIES
- EPC RATING - C

Offers In Excess Of £325,000

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



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 E
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.
IRK/REM/OK/04/24

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.

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EMAIL: carmarthen@westwalesproperties.co.uk

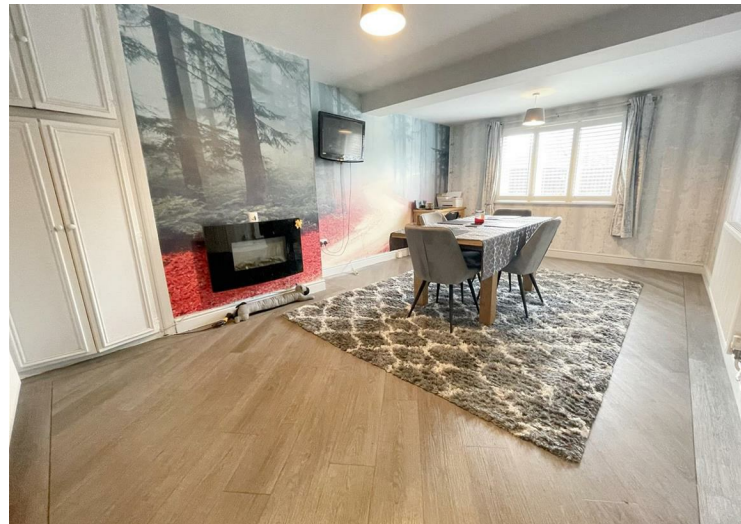
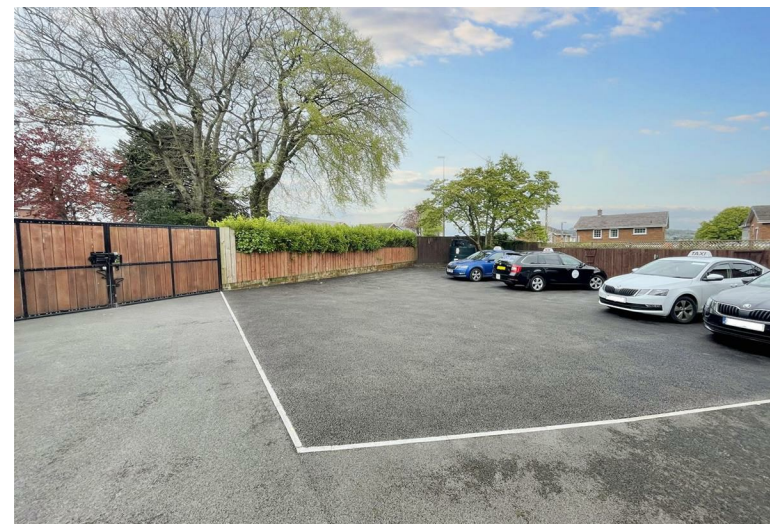
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The Agent that goes the Extra Mile

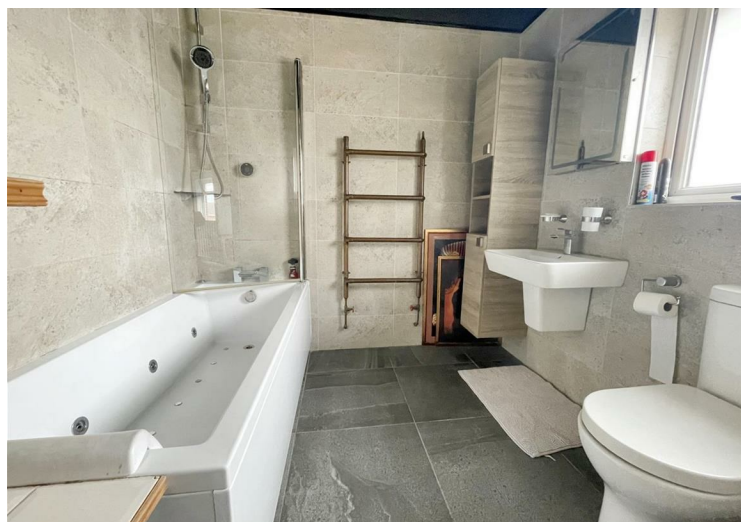
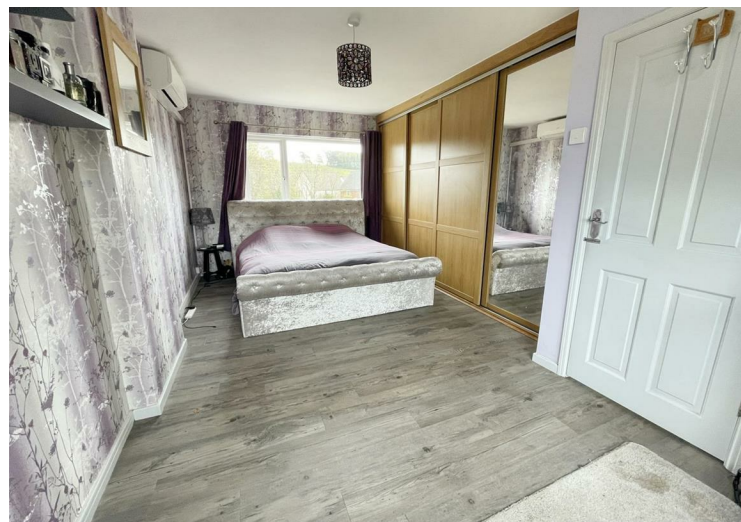




Welcome to this charming three bedroom semi-detached house located in the popular area of Llangunnor, Carmarthen. Conveniently situated close to Carmarthen Town Centre, you'll have easy access to a variety of amenities including shops, restaurants, and schools.

The property briefly comprises; entrance hall, living room, dining room, kitchen, utility room with door leading out to rear garden. Upstairs the property benefits from three double bedrooms and family bathroom. Externally to the front the property has off road parking for multiple vehicles. The enclosed rear garden which is laid with AstroTurf and decking, provides a sense of privacy and security, perfect for families or those who enjoy outdoor activities. One of the highlights of this property is the impressive summerhouse, offering a tranquil retreat right in your own backyard. Imagine enjoying a cup of tea or reading a book in this delightful space.

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 inter city trains from West Wales to London and Manchester.



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 left onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 2nd exit onto Pensarn Rd, At the roundabout, take the 1st exit onto Rhiw Babel follow this road up the hill - until reaching Mount Pleasant where you will find the property on the left. What3Words Reference; [///baked.skirt.rivers](https://www.what3words.com/#!/baked.skirt.rivers)

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