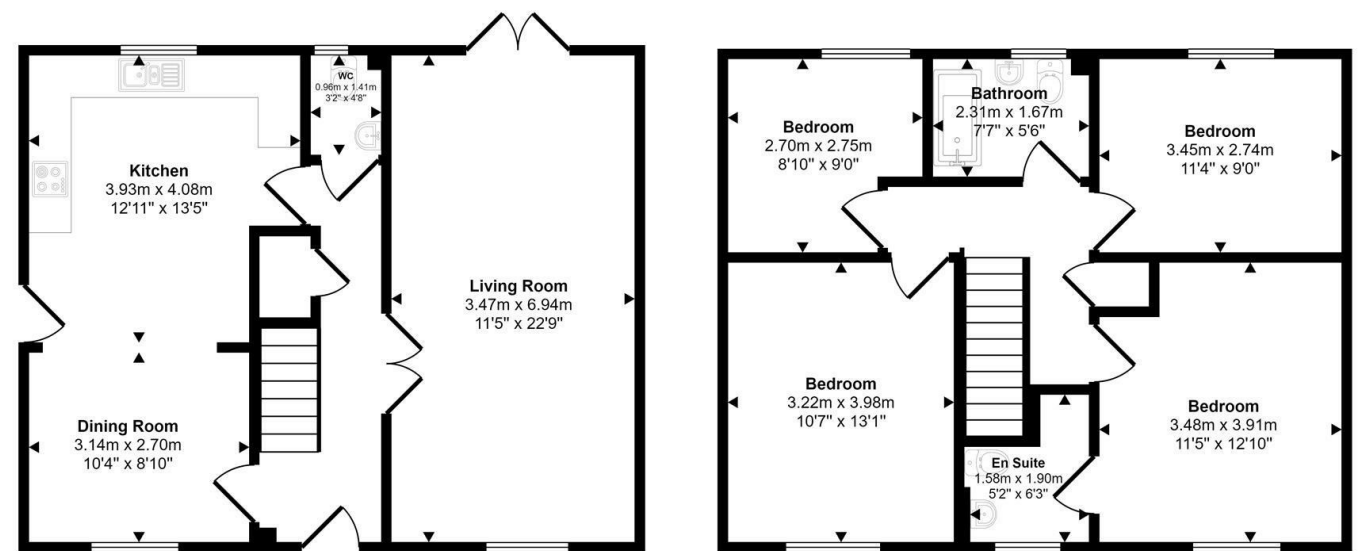


Approx Gross Internal Area
120 sq m / 1293 sq ft

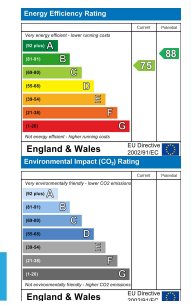


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



8 Trem Y Coleg, Carmarthen, SA31 3ED

- DETACHED FOUR BEDROOM HOUSE
- OFF ROAD PARKING
- SEMI DETACHED GARAGE
- CLOSE TO UNIVERSITY OF WALES ST DAVIDS
- GAS CENTRAL HEATING
- CHAIN FREE
- WALKING DISTANCE TO TOWN CENTRE
- ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION
- EPC RATING - C



Offers In Excess Of £325,000

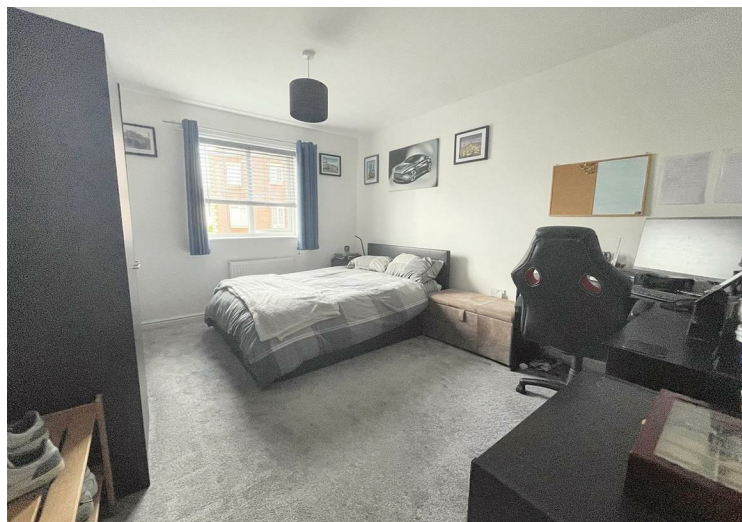
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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 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/07/24/ 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



The opportunity has arisen to purchase this four bedroom detached house situated in the County town of Carmarthen As you step inside, you are greeted by not one, but two reception rooms, perfect for entertaining guests or simply unwinding after a long day.

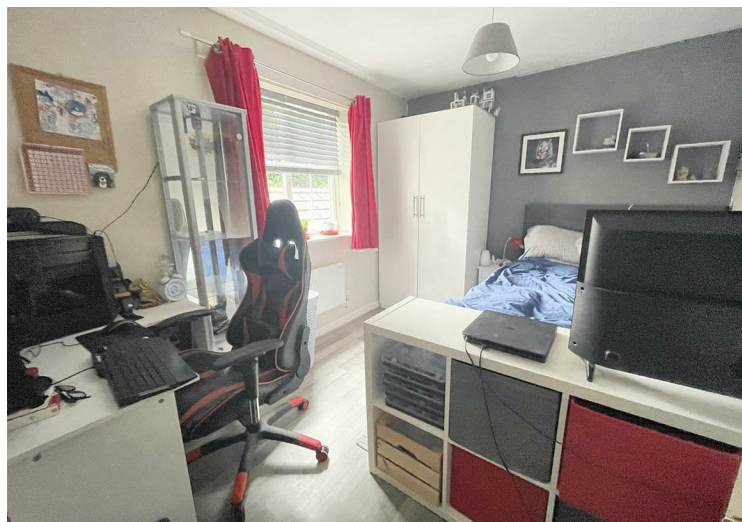
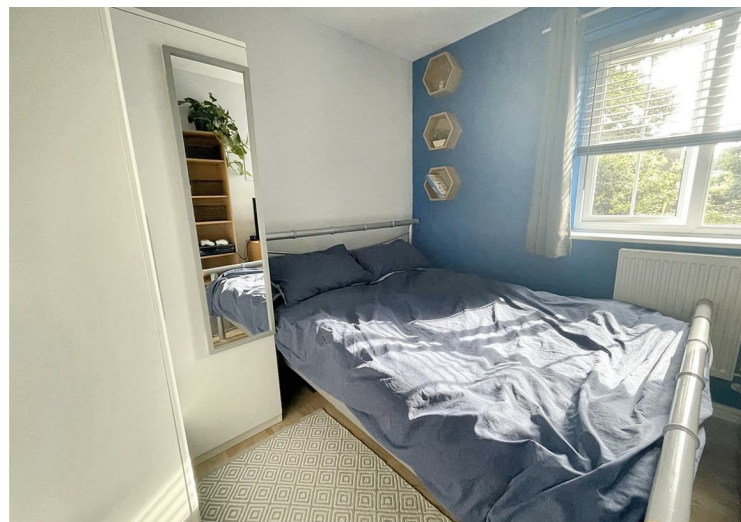
The accommodation boasts open-plan kitchen/diner, lounge, cloakroom, four bedrooms one with en-suite and family bathroom.

Outside, the private garden beckons, complete with a delightful BBQ area where you can host summer gatherings and create lasting memories. Additionally, a workshop provides the perfect space for DIY projects or hobbies.

Situated in a cul-de-sac, tranquillity and peace are guaranteed, offering a serene escape from the hustle and bustle of everyday life. There is a parking space for one vehicle to the front and a single garage.

Convenience is key with this property, as it is within walking distance to Carmarthen town centre, ensuring easy access to amenities, shops, and entertainment options.

Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of comfort, style, and endless possibilities.



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, At the roundabout, take the 2nd exit onto Trem Y Coleg, Turn right to stay on Trem Y Coleg, The property will be on the left. What3Words Reference; ///rescue.quiz.deny

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