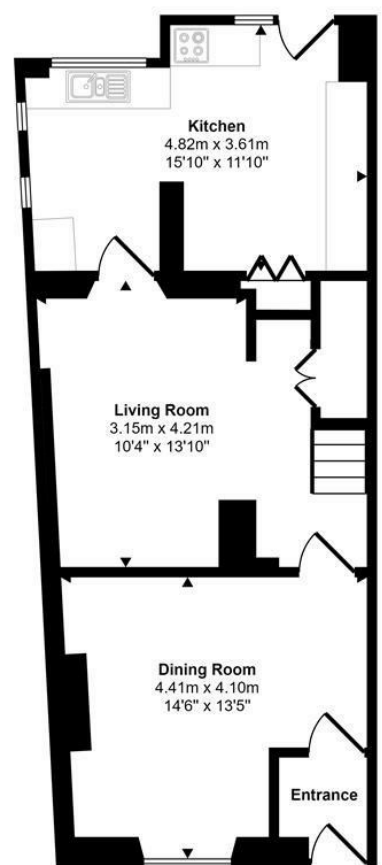
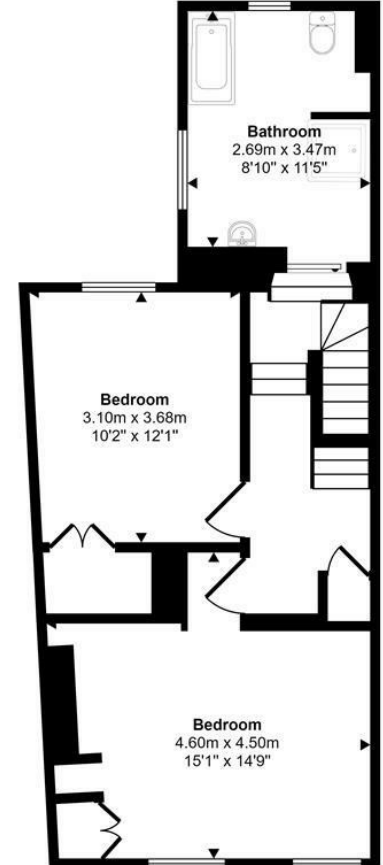


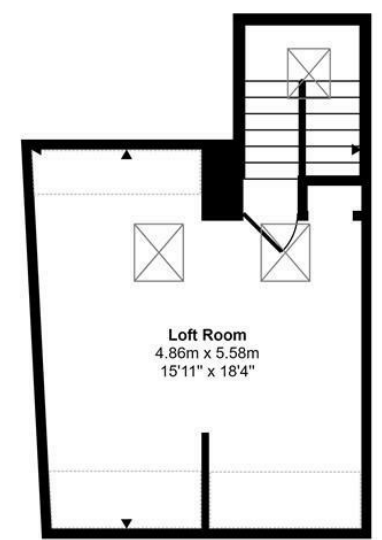
Approx Gross Internal Area
135 sq m / 1448 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft



First Floor
Approx 50 sq m / 543 sq ft



Second Floor
Approx 29 sq m / 317 sq ft

Denotes head height below 1.5m

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: @ WWPProps
<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/09/24/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.

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

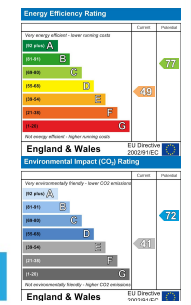


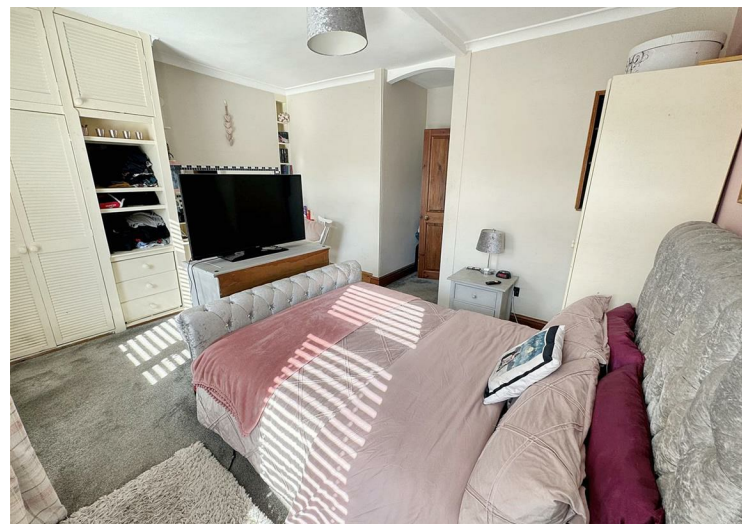
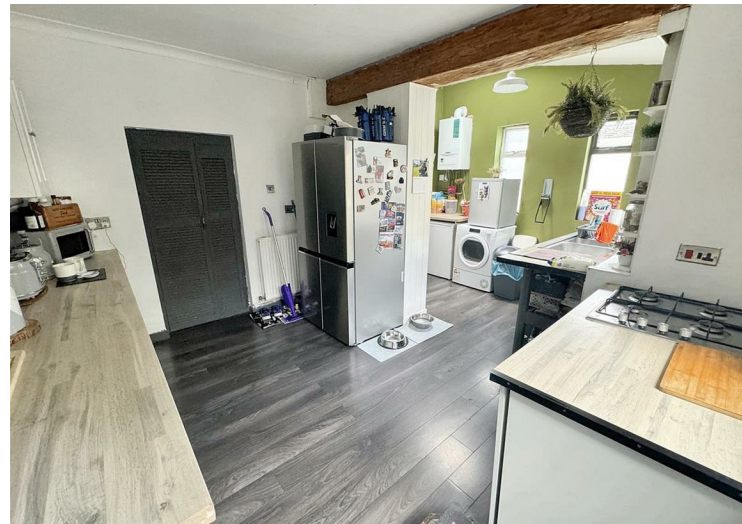
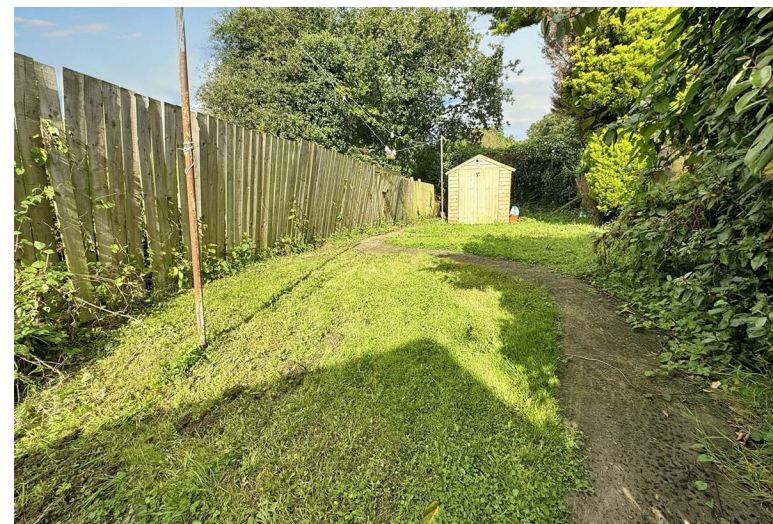
90 Priory Street, Carmarthen, Carmarthenshire, SA31 1NU

- TERRACED HOUSE
- LOFT ROOM
- REAR GARDEN
- GOOD TRANSPORT LINKS
- HEATING - GAS
- TWO DOUBLE BEDROOMS
- TOWN LOCATION
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUYER OPPORTUNITY
- EPC RATING - E

£160,000

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





A fantastic opportunity to purchase this two bedroom terraced property in the sought-after location of Carmarthen Town, close to amenities with good transport links.

The house would appeal to so many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to fully appreciate all this property has to offer.

The property briefly comprises; entrance hall, dining room, living room, kitchen with door leading out to the rear garden. The first floor of the property comprises; two double bedrooms and family bathroom with separate shower and bath. The top floor comprises; loft room which offers versatility - perfect for a home office, playroom, or extra storage space to suit your needs.

Externally the property comprises; patio area, steps leading up to lawned area and further pathway to another lawned area, offering a wonderful opportunity to create your own perfect spot to relax, place for the children or dog to play or have some beautiful flower beds.

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 Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct 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 2nd exit onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, The property will be on the left. What3Words Reference; ///likely.train.bunny

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