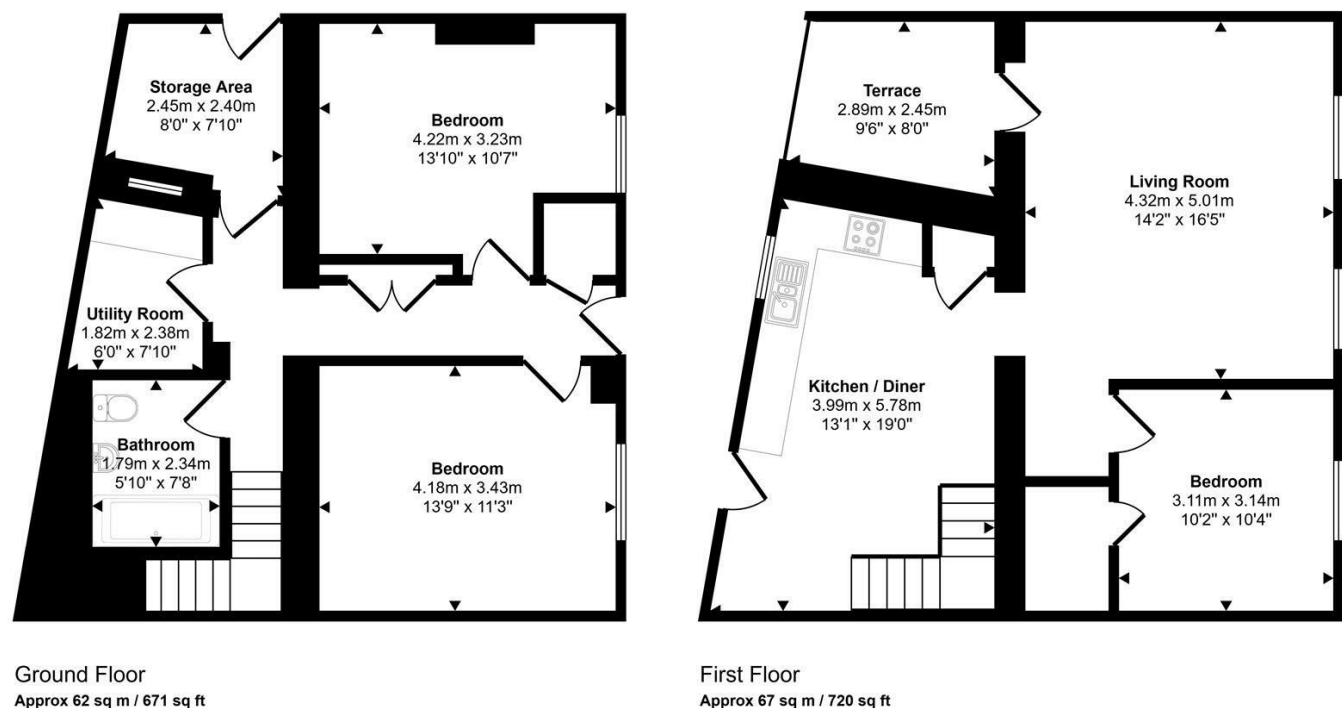


Approx Gross Internal Area
129 sq m / 1391 sq ft



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.

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: @ 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/LSM/08/25/ 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

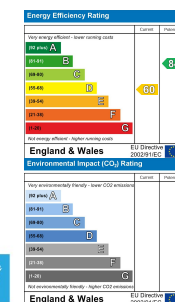


3 Park Terrace, Carmarthen, Carmarthenshire, SA31 3DG

- MID TERRACE
- OPEN PLAN KITCHEN/DINER
- WALKING DISTANCE TO TOWN
- TWO PERMIT PARKING SPACES
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- VIEWS OVER CARMARTHEN PARK
- TERRACE TO THE REAR
- FIRST TIME BUYER OR INVESTMENT OPPORTUNITY
- EPC RATING - D

Offers In The Region Of £150,000

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

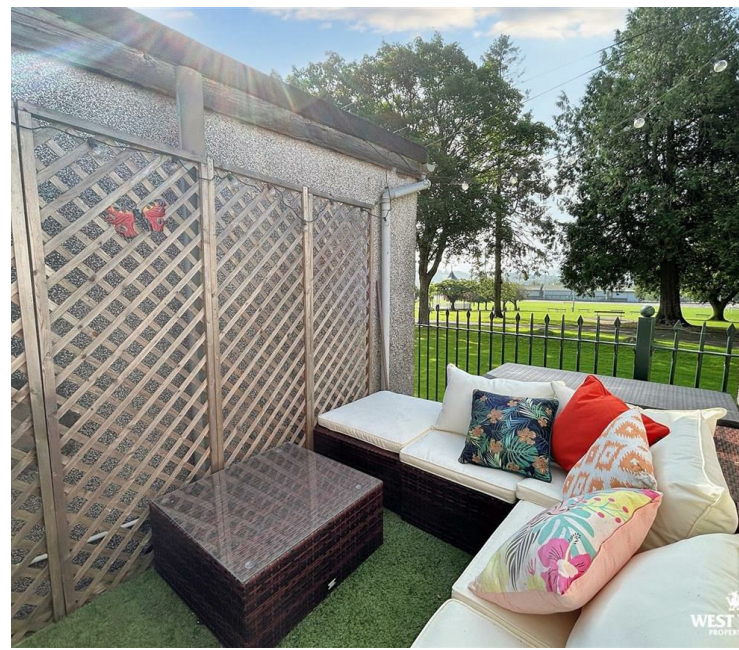
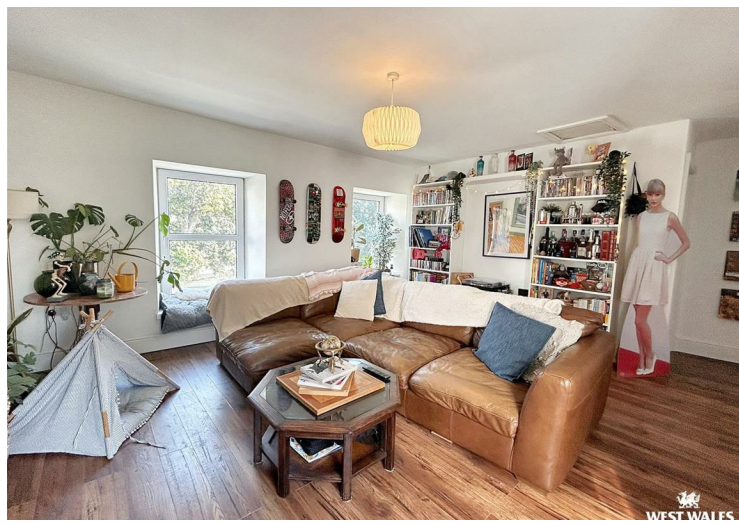


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The Agent that goes the Extra Mile





This beautifully renovated mid-terraced home on Park Terrace offers stylish, modern living in a sought-after location. Just a short walk from Carmarthen town centre and enjoying an elevated position with views over Carmarthen Park, this property is ideal for first-time buyers or investors seeking a move-in-ready home with thoughtful updates throughout.

The ground floor features two well-proportioned double bedrooms, a modern bathroom, a separate laundry room, and a practical storage area. Upstairs, the open-plan kitchen and dining area is fitted with contemporary units and quality appliances, designed for both everyday use and entertaining. A Juliette balcony off the dining area provides a lovely outlook over Carmarthen Park and allows fresh air and natural light to fill the space. The living room is comfortable and welcoming, with access to a rear terrace.

Also on the first floor is a third double bedroom. Off this room is an additional space, currently used as a walk-in wardrobe. It benefits from existing plumbing, offering potential to be converted into an en-suite bathroom, adding further flexibility and value to the home.

The enclosed rear patio provides a manageable outdoor area, perfect for relaxing or enjoying the open views of the park beyond. With gas central heating, double glazing throughout, and tasteful modern finishes, this home blends comfort and convenience in an attractive setting. Early viewing is recommended to fully appreciate all it has to offer.

Includes two rented parking spaces, which will be transferable upon completion



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 two on the left. What3Words Reference; ///adding.flood.simply

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