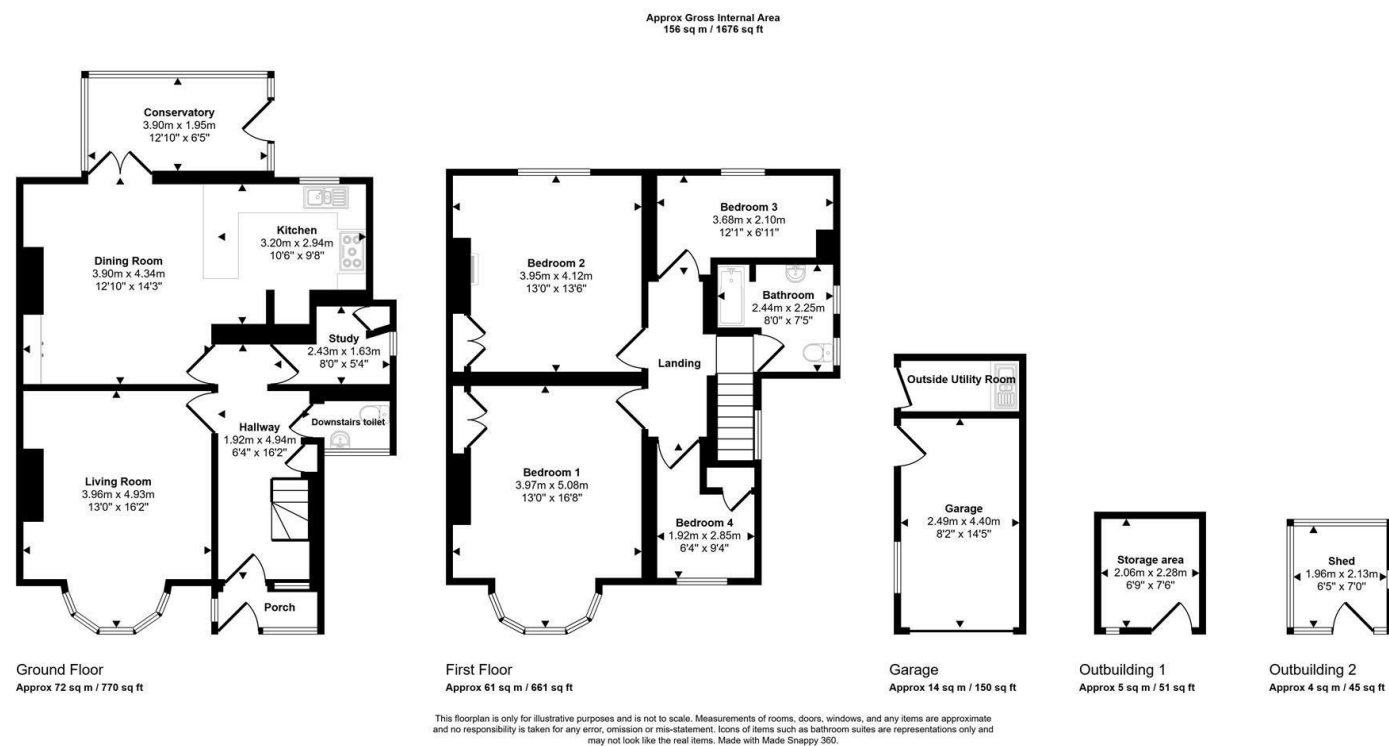




GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWPProps
<https://www.facebook.com/westwalesproperties/>
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.
CFP/LSM/08/25 OK LSM

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

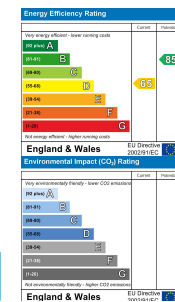


Maesyderi Monument Hill, Carmarthen, Carmarthenshire, SA31 3LU

- SEMI DETACHED HOUSE
- CHAIN FREE
- CLOSE TO AMENITIES
- GARAGE
- GAS CENTRAL HEATING
- FOUR BEDROOMS
- REAR GARDEN
- EXCELLENT ROAD LINKS
- DRIVEWAY
- EPC RATING - D

£295,000

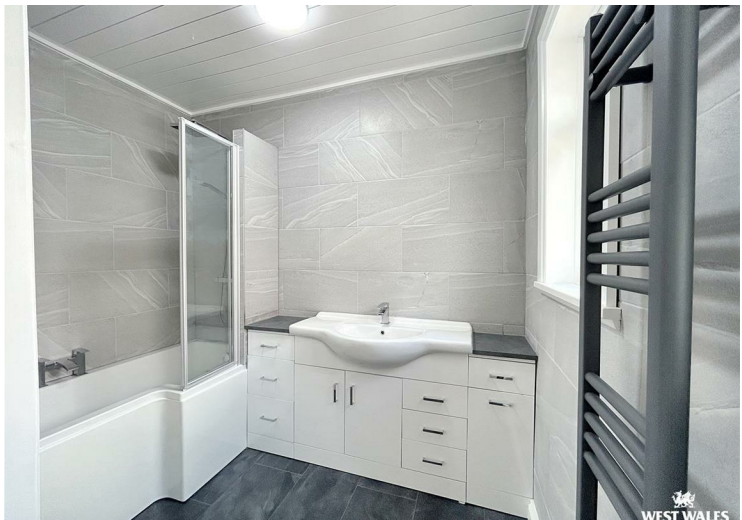
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The Agent that goes the Extra Mile





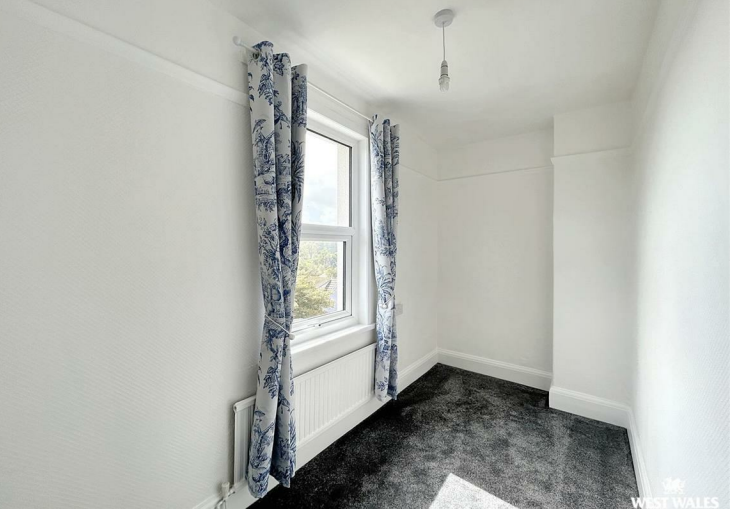
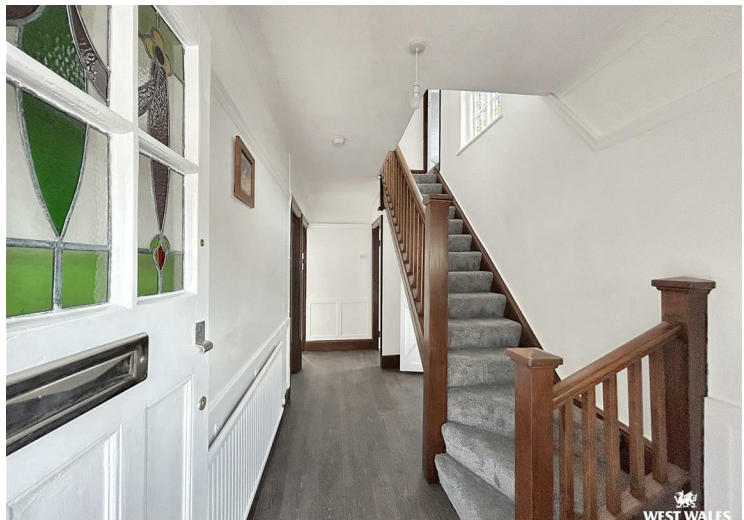
A beautifully presented four bedroom semi-detached house which has been modernised and is beautifully presented. Situated in a popular location between Carmarthen Town Centre and Johnstown, the home is within easy reach of local amenities, featuring charming bay windows that enhance the light and airy feel of the space

The ground floor offers living room with bay window, a modern kitchen/diner at the back, and a light-filled sunroom that opens onto the rear garden. The downstairs also includes a convenient WC and an office/study, ideal for working from home or extra storage space.

Upstairs, you'll find two double bedrooms, two single bedrooms, and a family bathroom. The property benefits from double glazing throughout and gas central heating, ensuring year-round comfort.

Set in an elevated position, the house boasts superb countryside views to the rear. To the front, a gated and pillared entrance leads to a driveway for off road parking. There is also a detached garage with an electric roller door and side pedestrian access to the enclosed garden at the rear.

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 at Dark Gate, head west towards Mill Street (Heol Y Felin) and continue straight onto Lammas Street. After about a third of a mile, turn right onto Morfa Lane (B4312). When you reach the roundabout, take the first exit onto Picton Terrace, staying on the B4312. Continue along this road for about half a mile, and you will arrive at Monument Hill in Carmarthen. The property is located on the left hand side. What three words: copper.status.hero
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.