

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.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX BAND: B

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LLE/07/25/OK EJL

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<https://www.facebook.com/westwalesproperties/>

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

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17 Cae Celyn, Carmarthen, Carmarthenshire, SA31 1TL

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LIVING/DINER
- CLOSE TO AMENITIES
- LOW MAINTENANCE GARDEN
- REAR ACCESS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- EPC RATING: TBC

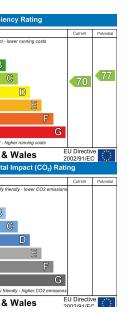
£180,000

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The Agent that goes the Extra Mile





This semi-detached property is ideally situated within close proximity of local shops and is within walking distance of Myrddin Community Primary School, Ysgol y Dderwen Primary School, the Fire Station off Lime Grove Avenue, and the wide range of amenities and services available in the centre of the historic County and Market town of Carmarthen. The property also benefits from being located on a regular bus route, providing convenient transport links.

The ground floor accommodation comprises; an open-plan lounge/diner, a practical storage room, a modern and well-equipped kitchen, and a rear porch providing access to the garden. This layout offers comfortable living space ideal for families or those who enjoy entertaining.

Upstairs, the first floor offers the master bedroom, two further bedrooms and a contemporary shower room. The home benefits further from double glazing and gas central heating, ensuring warmth and energy efficiency year-round.

Externally, the property boasts an enclosed, low-maintenance rear garden with rear access—perfect for relaxing or entertaining outdoors. There is an allocated parking space.

This is an excellent opportunity to acquire a conveniently located and well-cared-for home in one of Carmarthen's established residential areas.

Carmarthen is widely regarded as the oldest town in Wales, with a rich Roman history dating back to around AD 75. Set along the banks of the River Towy and just eight miles from Carmarthen Bay, the town blends heritage with modern convenience. It is home to key institutions such as the headquarters of Dyfed Powys Police, the Carmarthen campus of the University of Wales Trinity Saint David, and Glangwili General Hospital.



DIRECTIONS

From Carmarthen head down St Catherines Street, and then turn left onto Waterloo Terrace. Continue onto Brewery Road, and then turn right onto Trem-Y-Dref. Turn left onto Cae Celyn, where the property will be on your left. What3words rods.abode.shady



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