

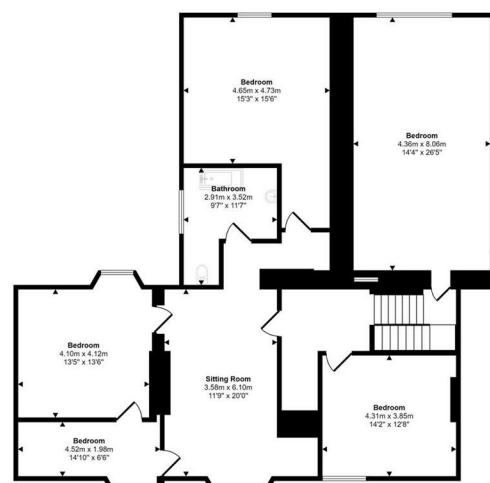
Ground Floor
Approx 232 sq m / 2582 sq ft

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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



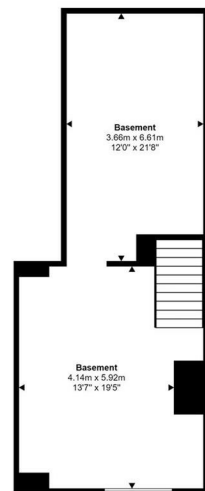
First Floor
Approx 241 sq m / 2599 sq ft

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Second Floor
Approx 172 sq m / 1853 sq ft

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Basement
Approx 54 sq m / 580 sq ft

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3-4 St. Marys Street, Carmarthen, Carmarthenshire, SA31 1TN

- GRADE 2 LISTED TOWNHOUSE
- TEN RECEPTION ROOMS
- BEAUTIFUL GARDEN
- VERSATILE PROPERTY
- HEATING - GAS
- TEN BEDROOMS
- OFF ROAD PARKING
- TOWN CENTRE LOCATION
- OVER 7,534 SQ FT
- EPC - EXEMPT

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.

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£700,000

We Say...

Welcome to St. Marys Street - a truly remarkable property with a rich history waiting to be explored. This stunning townhouse boasts an impressive 10 bedrooms and 10 reception rooms, offering ample space for luxurious living or potential business opportunities.

Steeped in history, the left-hand side of the property was once part of the famous Nags Head Inn dating back to the 1600s, supposedly frequented by Oliver Cromwell. The front part of the house, built by the prestigious Edwingsford family in 1864, served as their elegant townhouse and later as solicitors' offices for a century.

Step inside and be captivated by the grandeur of this Grade 2 listed property which underwent extensive renovations in the 1970s, earning recognition from Cadw for the exceptional work carried out.

The current vendors have continued to improve the property, resulting in a home with the wow factor but with the potential to create your own vision. The property has so much potential whether you are just looking for an incredible home for yourself with space for all the family, with all the convenience of a town centre location or have been dreaming about finding a property for the B&B you would love to open or have a combination of business and home under one roof with no compromise on your living space.

The house also benefits from a Roman basement which awaits exploration, complete with a blocked tunnel leading to Carmarthen Jail. Imagine the stories and secrets hidden within these ancient walls, waiting to be uncovered.

If all of that wasn't enough the property also benefits from a beautiful rear garden, with stonework dating back to the 1600's, offering a perfect spot to sit back and relax or plant out a vegetable plot. It is hard to believe you are in the centre of town.

This property seamlessly blends historical significance with modern convenience. Don't miss this rare opportunity to own a piece of Carmarthen's past while creating a future filled with endless possibilities.

Location

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 shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



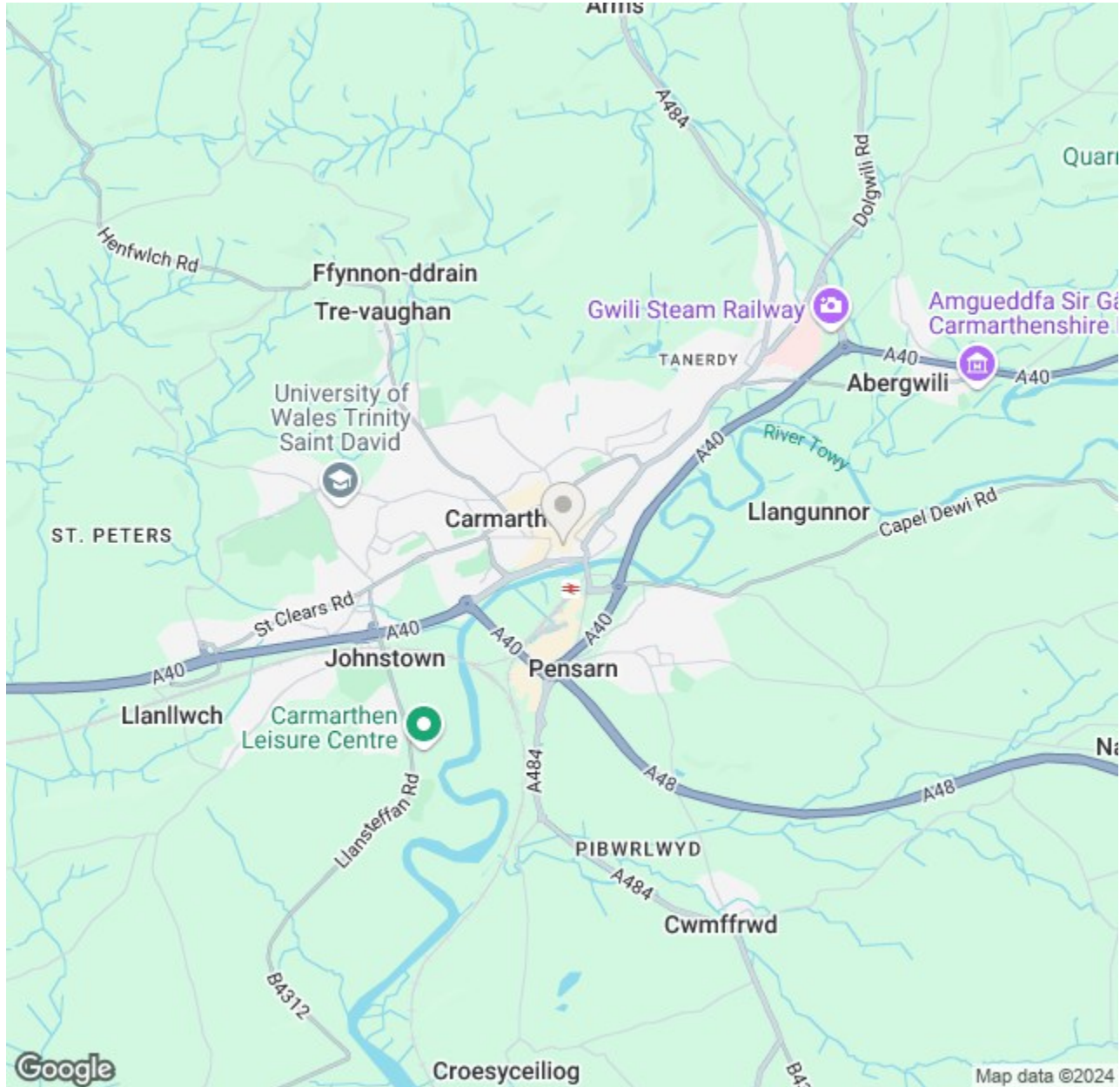
DIRECTIONS

From our office on Dark Gate in Carmarthen, Walk east on Dark Gate towards Blue St, Turn left onto Guildhall Sq/Red Lion Ln, Turn right onto Guildhall Sq, Slight right onto St Mary's St, The property will be on your right. What3Words Reference; ///fonts.covers.tests

GENERAL INFORMATION

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
 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/REM/05/24 OK

AERIAL VIEW



ENTRANCE PORCH 4'0" x 6'8"	INNER HALL	LANDING	BEDROOM 14'3" x 26'5"
LOUNGE 9'3" x 12'2"	KITCHEN 7'3" x 8'7"	RECEPTION ROOM 14'0" x 12'7"	BEDROOM 15'3" x 15'6"
INNER HALL	WC	RECEPTION ROOM 15'4" x 19'10"	BATHROOM 9'6" x 11'6"
BATHROOM 9'3" x 3'10"	UTILITY ROOM	RECEPTION ROOM 14'10" x 16'6"	SITTING ROOM 11'8" x 20'0"
LIVING / DINING ROOM 12'4" x 22'7"	STORAGE 9'6" x 17'6"	RECEPTION ROOM 12'5" x 16'2"	BEDROOM 13'5" x 13'6"
KITCHEN 16'2" x 4'7"	STAIRS LEAD UP TOO...	RECEPTION ROOM 15'4" x 13'10"	BEDROOM 14'9" x 6'5"
KITCHEN / DINER 14'9" x 17'4"	SHOWER ROOM 9'0" x 8'2"	RECEPTION ROOM 12'2" x 16'6"	BEDROOM 14'1" x 12'7"
RECEPTION ROOM 15'2" x 19'8"	BEDROOM 16'4" x 18'4"	STAIRS LEAD UP TOO...	BASEMENT 13'6" x 19'5"
RECEPTION ROOM 13'3" x 19'9"	BEDROOM 12'9" x 22'4"		BASEMENT 12'0" x 21'8"

