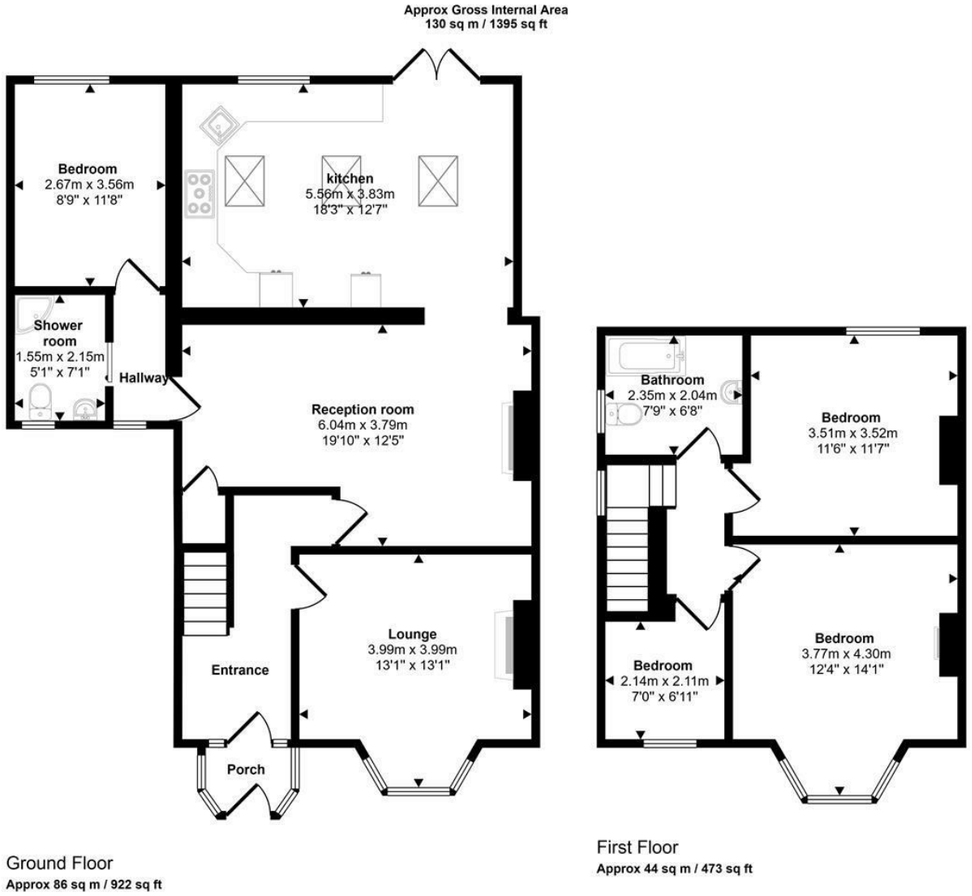


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 D
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/JTP/08/26 DRAFT JTP

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

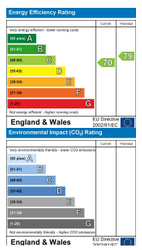
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

7 College Road, Carmarthen, Carmarthenshire, SA31 3EF

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- BEAUTIFULLY PRESENTED
- HEATING-GAS
- FOUR BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- WALKING DISTANCE OF CARMARTHEN TOWN CENTRE
- GREAT OPPORTUNITY FOR FAMILY HOME
- EPC-TBC

£318,000



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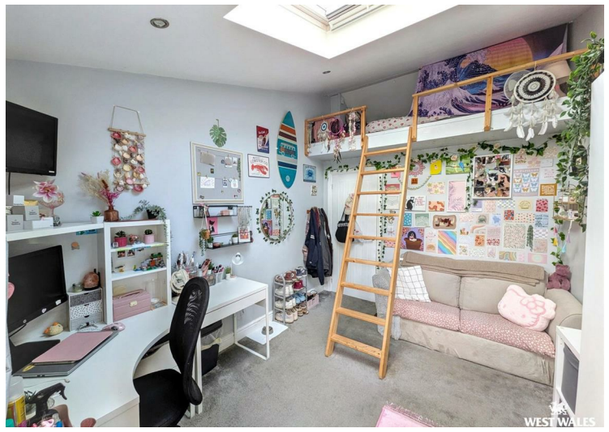
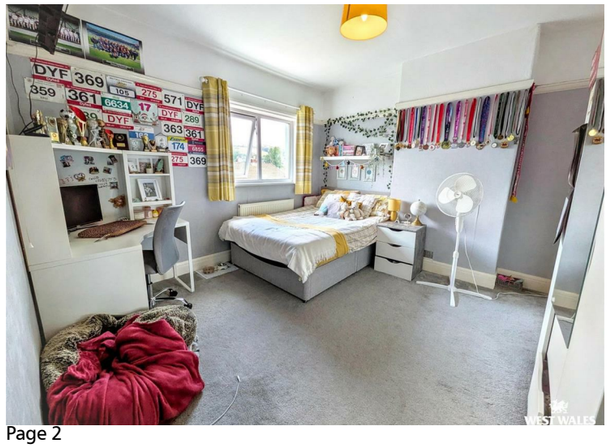
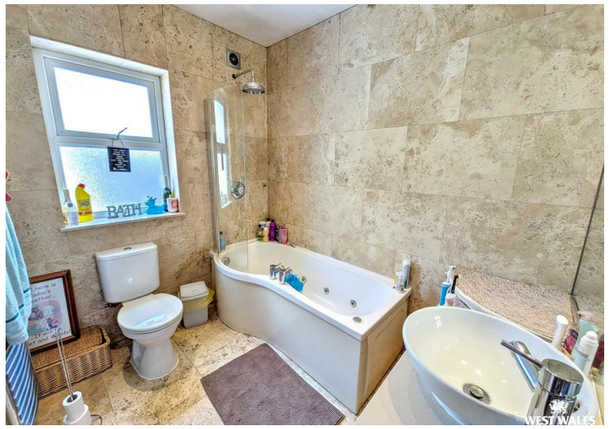
The Agent that goes the Extra Mile







A FOUR-BEDROOM FAMILY HOME WITH CHARACTER

Offering an excellent opportunity for a family home, this four-bedroom semi-detached property is ideally located within walking distance of Carmarthen town centre, with primary and secondary schools and local bus routes also close by.

On the ground floor, the property offers two reception rooms, providing flexible space for family living, entertaining or working from home. The kitchen/diner creates a sociable hub to the home also including underfloor heating, with access out to the rear garden. Also on this floor is the fourth bedroom, offering excellent versatility and the option to use the space as a bedroom, additional reception room, study or playroom, depending on the needs of the household. A convenient downstairs shower room is also located on this floor, while a number of classic character features can be found throughout.

Moving upstairs, there are three further bedrooms together with the family bathroom, providing a practical arrangement for family living.

To the rear, the property benefits from a patio area leading onto a lawned garden, offering a great space for children to play, outdoor dining or relaxing in the warmer months. To the front of the property off-road parking provides additional convenience.

Viewing highly recommended!

DIRECTIONS

From our offices on dark Gate, Carmarthen continue onto Lammas Street. Turn right onto Heol Dwr/Water Street, then take the left onto Glannant Road. Continue onto College Road, and 7 College Road will be on the right-hand side. what3words:///firm.poetic.unable

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