

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:** We are advised Freehold

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

**COUNCIL TAX:** Band B

**HEATING:** Gas

ref: CFP/ CFP/ JAN / 26/DRAFT

**FACEBOOK & TWITTER**

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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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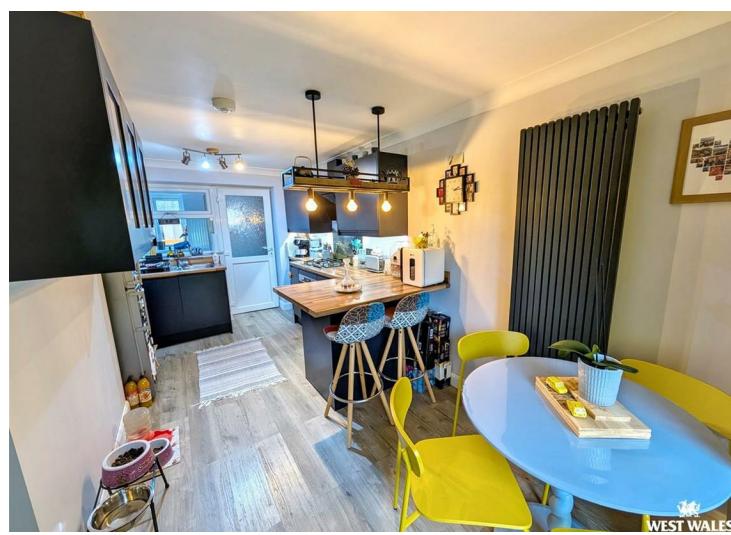


## 48 Heol Rudd, Carmarthen, SA31 1SU

- **TWO-BEDROOM SEMI-DETACHED HOUSE**
- **BEAUTIFULLY PRESENTED**
- **OFF-ROAD PARKING**
- **FRONT, SIDE AND REAR GARDEN**
- **OPEN-PLAN KITCHEN DINER**
- **UTILITY ROOM**
- **TWO DOUBLE BEDROOMS**
- **CLOSE TO LOCAL AMENITIES**
- **HEATING - GAS**
- **EPC RATING - C**

**£170,000**

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



An immaculately presented and thoughtfully updated two-bedroom semi-detached home, offering stylish interiors and the rare benefit of front, side and rear gardens, including off-road parking.

The property is approached via a front lawned garden, creating an inviting first impression. Upon entering, the ground floor comprises a welcoming hallway leading into a beautifully presented lounge, finished with contemporary d<sup>e</sup>cor and a character fireplace, providing a warm and relaxing living space.

To the rear, a modern open-plan kitchen diner forms the heart of the home. Fitted with sleek cabinetry and quality work surfaces, the kitchen offers excellent storage and preparation space, complemented by a dining area ideal for everyday living and entertaining. A useful utility room sits just off the kitchen, adding practicality and additional storage.

Upstairs, the property boasts two double bedrooms, both well presented and flooded with natural light, along with a modern family bathroom.

Externally, the home truly excels. In addition to the rear lawned garden with patio area, perfect for outdoor dining and entertaining, there is an incredible side garden—a rare and highly desirable feature—providing lawned space alongside hard-standing off-road parking. This versatile area offers excellent potential for further landscaping, play space or extending the current home, subject to requirements.

This attractive home is ideal for first-time buyers, young families or those looking to downsize, combining modern living with exceptional outdoor space and parking convenience.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer.



## DIRECTIONS

From our office in Carmarthen, 9 Dark Gate, head towards Mill Street and continue onto Lammas Street. Follow Lammas Street, then turn right onto Water Street and continue as the road becomes Fountain Hall Terrace and then Lime Grove Avenue. Stay on Lime Grove Avenue, then take a slight right to remain on the road before turning right at the first crossroads onto Russell Terrace. Continue along Russell Terrace and then turn right onto Heol Rudd, where number 48 will be located on the right-hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.