



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 'E'

HEATING: Gas

ref: CFP/LLE/ DEC / 25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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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5 Parc Thomas, Carmarthen, Carmarthenshire, SA31 1DP

- DETACHED HOUSE
- FOUR BEDROOMS
- EDGE OF TOWN LOCATION
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- IMMACULATELY PRESENTED
- IDEAL FAMILY HOME
- UTILITY ROOM
- DRIVEWAY PARKING
- EPC RATING: D

O.I.R.O £365,000

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DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammias St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, Turn left onto Waterloo Terrace, Turn right to stay on Waterloo Terrace, Slight left onto Penlan Rd, Turn right onto Parc Thomas, The property will be on the left.

What/Three/Words://teach.zoom.blog

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