

Approx Gross Internal Area  
241 sq m / 2597 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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

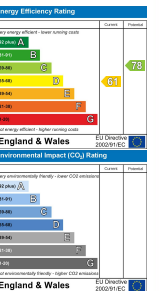


### 10 Penllwyn Park, Carmarthen, Carmarthenshire, SA31 3BU

- SIX BEDROOMS
- THREE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- CLOSE TO AMENITIES
- HEATING - GAS
- THREE BATHROOMS
- OFF ROAD PARKING AND GARAGE
- ENCLOSED GARDEN
- WALKING DISTANCE TO TOWN
- EPC - D

£520,000

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

**The Agent that goes the Extra Mile**



**We Say...**

This beautifully presented semi-detached home offers a versatile living space spread across three floors, with the front rooms benefiting from panoramic views of Carmarthenshire's iconic landmarks, including the historic Picton Monument and the stunning Towy Valley. Ideally located on the outskirts of Carmarthen town centre, the property offers the convenience of a level walk into town, as well as proximity to Johnstown with its schools and leisure centre.

On the ground floor, you'll find a bright living room, an elegant dining area with log burner, and a private study, perfect for working from home. The second reception room adds further flexibility, while the well-appointed kitchen is complemented by a separate utility room and a convenient cloakroom.

The first floor comprises three bedrooms, including a principal suite with en-suite facilities, accompanied by a family shower room.

The second floor offers three additional bedrooms and a family bathroom, providing ample space for family members or guests.

Featuring high ceilings, intricate detailing, and period fireplaces/ wood burner, this home combines original character with modern touches for a truly inviting living experience.

The rear garden has been thoughtfully laid out with a lawn, mature fruit trees and an array of well-established plants and shrubs. The patio area, creates an inviting space for outdoor dining and relaxation. There is a garage at the rear of the garden complete with rear access via a private lane and parking for another vehicle.

Located in the popular town of Carmarthen, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4242, A40 and Carmarthen train station.



## DIRECTIONS

Starting from Dark Gate in Carmarthen, head west toward Heol Y Felin/Mill Street and continue straight onto Lammas Street. After about 0.3 miles, turn right onto Morfa Lane (B4312). At the roundabout, take the first exit onto Picton Terrace (B4312), continue along this road and you will see the Picton Monument in the centre of the road, you will need to turn right onto a restricted-usage road that is just before the monument. Your destination, Penllwyn Park on Picton Place, will be on the right. What three words: swung.tummy.plants

## GENERAL INFORMATION

GENERAL INFORMATION  
VIEWING: STRICTLY 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 G  
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/LSM/OK 03.2026

## LOCATION AERIAL VIEW

