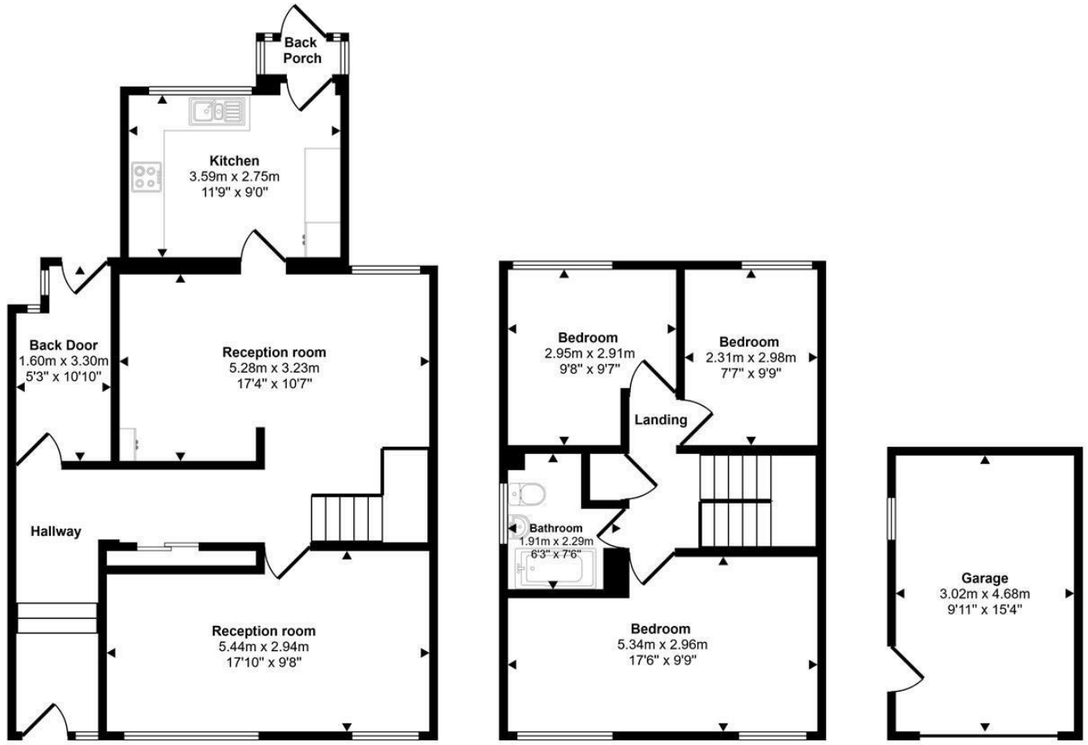
Approx Gross Internal Area
122 sq m / 1318 sq ft



Ground Floor
Approx 66 sq m / 712 sq ft

First Floor
Approx 42 sq m / 454 sq ft

Garage
Approx 14 sq m / 152 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.

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 C
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/04/26 DRAFT REM

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

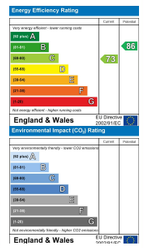
01267 236655
www.westwalesproperties.co.uk



19 Knoll Gardens, Carmarthen, SA31 3EJ

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WALKING DISTANCE OF CARMARTHEN TOWN CENTRE
- REAR PATIO GARDEN/FRONT LAWNED GARDEN
- GARAGE/OFF ROAD PARKING
- WELL PRESENTED PROPERTY
- CHAIN FREE
- HEATING-GAS
- EPC-C

£225,000



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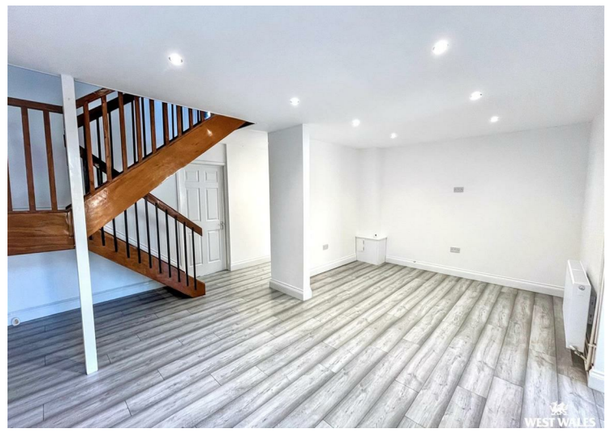
The Agent that goes the Extra Mile













A fantastic opportunity to acquire this well-presented three-bedroom semi-detached home, ideally situated within walking distance of Carmarthen, a historic market town renowned for its charm, amenities, and strong community feel.

The property offers two reception rooms, featuring a practical room layout that provides flexible and comfortable living space ideal for both relaxation and entertaining. The kitchen is positioned to the rear of the property and provides access to a useful utility area, along with an additional rear entrance leading out to the garden.

Externally, the home benefits from a front garden area, with a communal green space positioned to the front and no road directly ahead, creating a pleasant and safer open outlook. There is also a rear patio garden and front lawn for additional outdoor enjoyment.

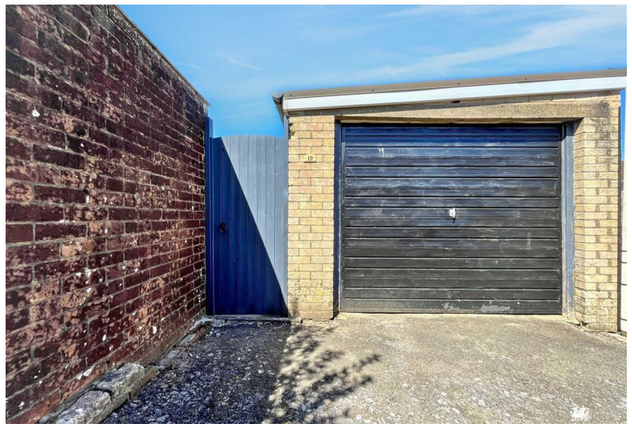
Further benefits include a garage and communal parking. The property is also well placed for access to local schools and excellent public transport links, making it ideal for commuting and family life.

Perfect for families, first-time buyers, or investors, this is a great opportunity to secure a well-located property just moments from the heart of this thriving market town.















DIRECTIONS

After leaving our offices on Dark Gate continue onto Lammas Street. Then turn right onto Heol Dwr (Water Street) and follow it for about 0.2 miles. Continue straight onto Fountain Hall Terrace, then carry on onto Lime Grove Avenue. Next, turn left onto Nant-Yr-Arian, stay on the same road with another left turn, and continue a short distance before making the final left to reach your destination. Continue half way up the hill the rear of the property will be on the right What3words: cube.begun.join

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