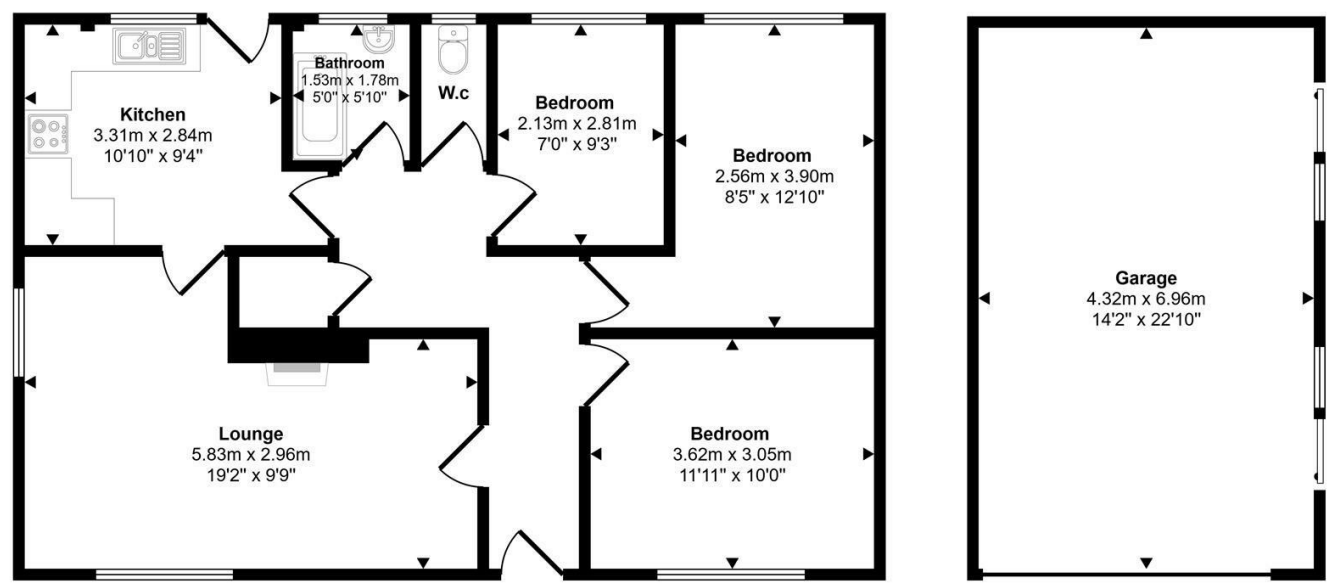


Approx Gross Internal Area  
108 sq m / 1158 sq ft



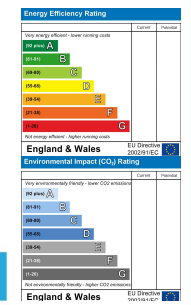
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**4 Devereaux Drive, Carmarthen, SA31 1SF**

- DETACHED BUNGALOW
- REAR GARDEN WITH STORAGE SHED
- DRIVEWAY PARKING
- VIEWS OUT OVER CARMARTHEN VALLEY
- HEATING-GAS
- THREE BEDROOMS
- DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES
- PROJECT PROPERTY
- EPC-TBC

**£225,000**



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

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: Deleted  
 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/05/26 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



A detached three-bedroom bungalow offering excellent potential, situated in a sought-after location within easy reach of the town centre and a range of local amenities, including schools, shops and bus routes.

The property provides a flexible layout with three bedrooms and a living space that would benefit from modernisation throughout, offering a superb opportunity for buyers to create a home tailored to their own style and requirements. The scope for improvement makes it particularly appealing to those looking for a full renovation or investment project.

Externally, the property features a rear garden with a useful storage shed, providing excellent outdoor storage or workshop potential. There is also a detached garage and driveway parking, offering off-road parking and further versatility.

The property also enjoys far-reaching views over the surrounding countryside, stretching across the Carmarthen Valley.

This is a strong opportunity for those seeking a property with significant potential in a convenient location within easy reach of the town centre and everyday amenities.



#### DIRECTIONS

From our offices on Dark gate continue onto Lamma Street. Then turn right onto Heol Dwr (Water Street) and follow it until you reach Pentrefelin Street. Turn right and continue along Pentrefelin Street, then turn left onto Brewery Road. After that, turn right onto Russell Terrace and continue briefly before turning left onto Devereaux Drive. Your destination, 4 Devereaux Drive in Carmarthen (SA31 1SF), will be on the right. what3words: ///recall.studio.opera

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