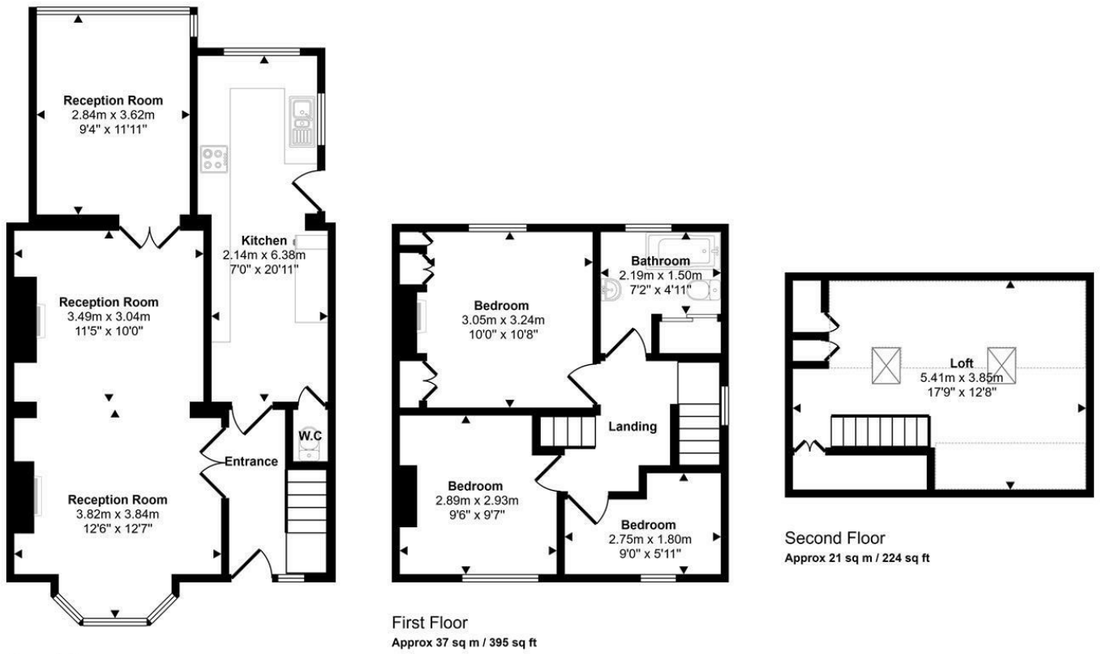
Approx Gross Internal Area
114 sq m / 1232 sq ft



Ground Floor
Approx 57 sq m / 613 sq ft

First Floor
Approx 37 sq m / 395 sq ft

Second Floor
Approx 21 sq m / 224 sq ft

Denotes head height below 1.5m

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: D
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.
KAB/JTP/06/26 OK 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

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EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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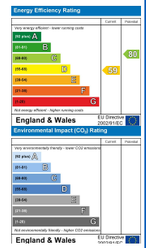
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WEST WALES FINEST PROPERTIES



Oregon Llangunnor Road, Carmarthen, SA31 2PA

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- RAISED DECKING SEATING AREA AT THE TOP OF THE GARDEN
- SITUATED JUST OUTSIDE OF CARMARTHEN TOWN CENTRE
- HEATING - GAS
- THREE BEDROOMS
- LOFT CONVERSION
- WELL PRESENTED
- VIEWS TO THE FRONT OUT OVER FIELDS AND COUNTRYSIDE
- EPC- D



Offers In Excess Of £235,000

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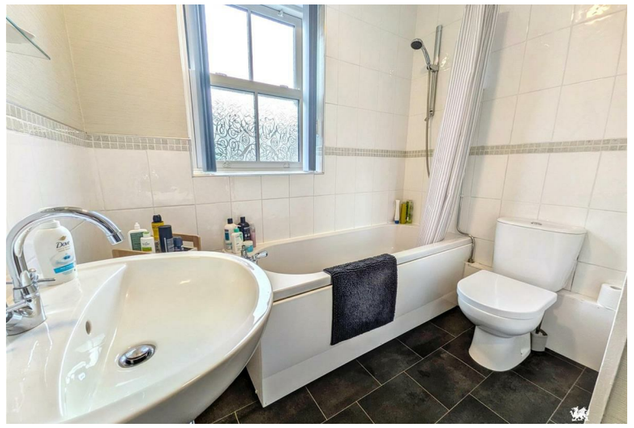
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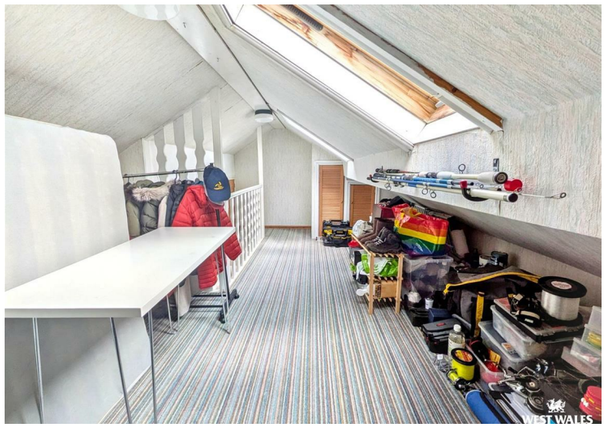
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A well-presented three-bedroom semi-detached home offering versatile accommodation arranged over multiple levels, including a loft conversion that provides additional flexible living space. The property features two reception rooms, creating comfortable areas for both relaxation and entertaining.

The ground floor further benefits from a kitchen, dining space/lounge, and a convenient downstairs WC, enhancing practicality for modern family life.

Externally, the home enjoys a south-facing tiered rear garden designed for both leisure and outdoor use. The space includes a lawned area, a raised decking seating area at the top of the garden, and a dedicated area set aside for growing plants or vegetables, offering excellent potential for those with an interest in gardening.

To the front, the property enjoys pleasant views over open fields and surrounding countryside.

Situated just outside Carmarthen town centre, the location offers convenient access to local amenities, schools, and transport links.

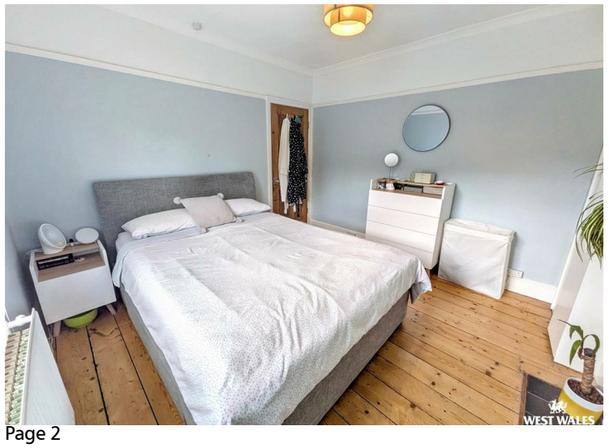
Well maintained throughout, this attractive home presents an excellent opportunity for a wide range of buyers and is perfect for families and first-time buyers alike, combining adaptable accommodation with a convenient and well-connected location close to Carmarthen.















DIRECTIONS

From our offices on Dark gate continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then at the roundabout take the first exit onto the A4242 and continue through one roundabout. Turn right onto the A484, then at the next roundabout take the first exit onto Heol Llangynnwr (A484). Continue to the following roundabout and take the third exit onto Heol Llangynnwr (B4300), where you will continue on your route. The property will be on the right hand side there is layby parking set slightly back from the road. What3words:///saves.live.lodge

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