Approx Gross Internal Area
104 sq m / 1123 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 44 sq m / 474 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: B
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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/06/26 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,

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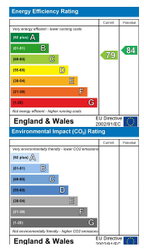
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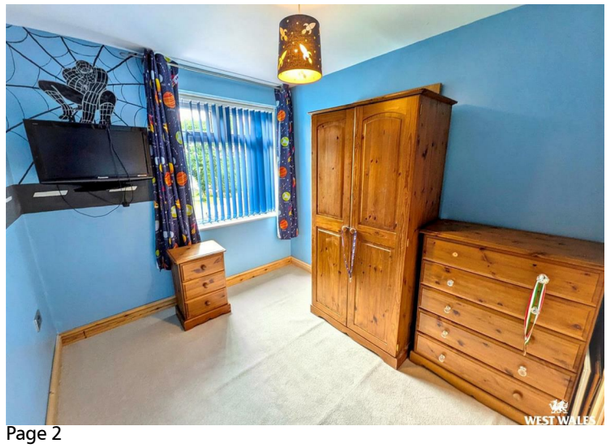
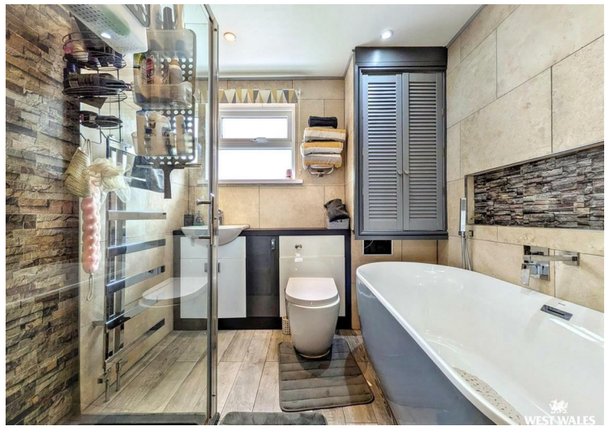
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Situated in the highly sought-after residential area of Llangunnor, this well-presented three-bedroom mid-terrace house offers versatile accommodation in a convenient and well-connected location. Set back from the main road, the property enjoys a pleasant position while remaining within easy reach of local amenities, schools and transport links.

The accommodation is arranged over two floors and includes three reception rooms, providing excellent flexibility for modern living, whether used as additional sitting areas, a dining space, or a home office. The kitchen/diner is fitted with contemporary units and offers a practical and sociable layout for everyday use. A convenient downstairs W.C. further enhances the practicality of the ground-floor accommodation.

To the first floor are three bedrooms along with a family bathroom.

Externally, the property benefits from front and rear gardens, offering valuable outdoor space and further enhancing its appeal.

Well placed for local schools, Pensarn Retail Park and Carmarthen town centre, this is a strong option for families, first-time buyers and those looking to secure a well-located home in a popular residential area. Early viewing is highly recommended.




DIRECTIONS

From Dark Gate in Carmarthen, head towards Mill Street and continue onto Lammas Street. Follow Lammas Street and turn left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242 and continue through the next roundabout. Turn right onto the A484, then at the following roundabout take the second exit onto Pensarn Road. Continue along Pensarn Road before turning left onto Rhiw Babell. Take the next left onto Rhos Las, then turn left again onto Bron-Y-Dre. Continue on Bron-Y-Dre the destination will be on your left. Wha3words: ///water.zooms.above

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