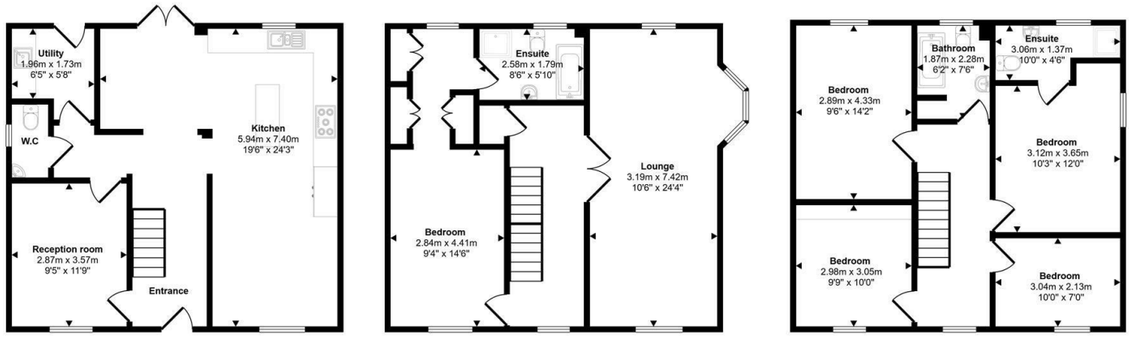
Approx Gross Internal Area
182 sq m / 1959 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft

First Floor
Approx 61 sq m / 661 sq ft

Second Floor
Approx 61 sq m / 652 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

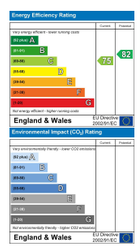
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6 Trem Y Coleg, Carmarthen, Carmarthenshire, SA31 3ED

- DETACHED TOWNHOUSE
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- WALKING DISTANCE TO CARMARTHEN TOWN
- HEATING - GAS
- FIVE BEDROOMS
- OFF ROAD PARKING
- WRAP AROUND GARDEN
- DETACHED DOUBLE GARAGE
- EPC RATING - C

£450,000



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We Say...

Offering accommodation arranged over three floors, this five-bedroom detached townhouse occupies a quiet cul-de-sac position within walking distance of Carmarthen town centre. Ideally placed for local schools and all local amenities, the property delivers versatile living space suited to modern family life.

The ground floor features two reception rooms alongside an open-plan kitchen and dining area fitted with contemporary units and a central island, forming the main hub of the home. The space lends itself to family meals at the island, informal dining, or entertaining with direct flow through to the living areas. The lounge benefits from bay windows, adding further light and a sense of openness. This level is completed by a utility room and W.C.

The first floor provides a separate lounge area and one bedroom with an en-suite bathroom, complete with both a bath and separate shower.

The second floor offers four further bedrooms, including one with an en-suite shower room, together with a family bathroom.

Externally, the property benefits from a wrap-around garden, off-road parking, and a detached double garage, with the garden offering scope for outdoor dining or seating areas.
Viewing is highly recommended.







DIRECTIONS

From our office on Dark Gate, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn left onto Glannant Rd, Continue onto College Rd, At the roundabout, take the 2nd exit onto Trem Y Coleg, Turn right to stay on Trem Y Coleg, The property will be on the right.
What3Words - ///wins.pouch.taking

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 F
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/06/26 OK REM

LOCATION AERIAL VIEW

