Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Ael y Bryn
4 Emlyn Terrace
Pensarn
Carmarthen
Carmarthenshire

£600 Monthly











- **AVAILABLE TO LET - VIEWING ADVISED**
- First Floor Flat - Close To Carmarthen Town Centre
- 1 Bedroom, Kitchen/Dining room, Living room & Shower room
- Shared Communal garden to rear
- Close Proximity to Rail Station & Dual Carriageway
- Council Tax - Band A
- Pre-Paid Electric & Gas
- On Street Car Parking
- BOND - £700 - HOLDING FEE £100
- Minimum Six Month Let

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Ref: PRC11471

Viewing Instructions: Strictly By Appointment Only

General Description

AVAILABLE TO LET - CLOSE TO CARMARTHEN TOWN CENTRE A most conveniently positioned 1 bedroom self contained first floor flat being within easy walking distance to Carmarthen Town Centre offering a good range of amenities . The accommodation provides kitchen, bedroom, living room and bathroom, with shared communal garden. **ON STREET PARKING AVAILABLE**

Accommodation

Communal Entrance Hall

Front entrance door, stairs to:

First Floor Landing

Radiator, doors to:

Kitchen (11' 07" x 9' 04") or (3.53m x 2.84m)

Fitted with base & wall cupboards with sink unit, electric oven and hob with extractor hood over, gas central heating boiler, radiator.

Shower Room (12' 06" x 5' 07") or (3.81m x 1.70m)

Modern suite fitted with shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom (11' 08" x 9' 08") or (3.56m x 2.95m)

Window to rear, wardrobe and radiator.

Living Room (8' 09" x 10' 0") or (2.67m x 3.05m)

Window to front, radiator.

External

There is a communal garden to rear which is to be shared with the flat downstairs, there is also on street parking outside the property.

Please Note

Please note that the landlord of the property is a relation to an employee of Clee Tompkinson Francis.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast Broadband is available in the vicinity. Please check with your network provider.

Services

Mains electricity, mains water, mains drainage, gas central heating.

EPC Rating:65

Council Tax

Band A

Directions

From our office turn right going down Castle Hill and bear left at the lights at the bottom going over Towy bridge. Take the second exit at the mini roundabout proceeding down through Pensarn passing the tyre depots to the very bottom. Bear left at the mini roundabout under the bridge and take the next right turning onto Emlyn Terrace and the flat will be found at the end on the left.











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