











Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

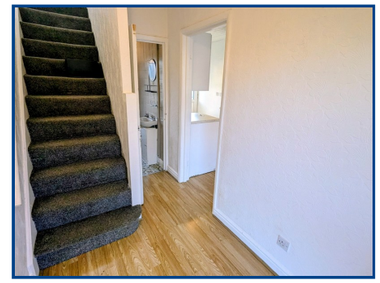
12 Offices Across South Wales

Pentrefelin Street
Carmarthen
Carmarthenshire

Offers In Region Of **£149,000**











- Semi Detached 3 Bedroom Family Home
- Easy Walking Distance To Town Centre
- ** NO ONWARD CHAIN **
- Ideal First Time Buy Or Buy To Let Investment
- Hallway, Living Room, Kitchen/Diner, Bathroom
- First Floor Provides 3 Bedrooms
- Good Sized Level Enclosed Garden To Rear
- Useful Outside Utility/Workroom & Potential
- Close Proximity To Modern Shopping Centre & Cinema
- ** VIEWING HIGHLY RECOMMENDED **

General Description

EPC Rating: D

** EARLY VIEWING RECOMMENDED **A very conveniently located, deceptively spacious 3 bedroom semi detached family home being within easy walking distance to the town centre. The property benefits from a kitchen/diner with large living room and downstairs bathroom benefiting from gas central heating and double glazing. Outside there is a small front garden with good sized level rear garden safe for children and pets, with useful outside utility/workroom and garden store.

Pentrefelin Street, Carmarthen, Carmarthenshire.

Property Description

A most conveniently positioned semi detached spacious family house, located within easy level walking distance of the town centre. This is the perfect first time buyer home or ideal for an investor / buy to let landlord. Viewing essential to appreciate the space and location.

Accommodation briefly comprises, hallway, sitting room , kitchen/diner and downstairs bathroom to the ground floor plus 3 bedrooms at first floor level.

Outside there is a good sized level rear garden laid to lawn with stoned patio area for relaxation being enclosed and ideal for children and pets. Useful outside workroom/utility having potential to convert into home office/gym, with separate garden store. Pathway to side with small lawn garden to front.

The popular town of Carmarthen offers an excellent range of amenities and facilities including schooling, modern shopping centre and cinema, chain stores, restaurants, Trinity College and the Egin S4C studios, rail station and the M4 connection.

Entrance Hall

Front entrance door, radiator, stairs to first floor, doors to:

Living Room (15' 11" x 11' 02") or (4.85m x 3.40m)

Spacious room with enclosed fireplace and surround, fitted store cupboards, radiator, laminate flooring, double glazed rear exterior doors.

Kitchen/Diner (15' 11" x 5' 10") or (4.85m x 1.78m)

Fitted range of base and wall cupboards with sink unit, cooker space, fitted hood, plumbing for washing machine, radiator, double aspect windows, rear exterior door.

Bathroom (6' 04" Max x 5' 05") or (1.93m Max x 1.65m)

Suite comprising bath with shower over, Vanity unit with wash basin, WC, tiled walling, radiator.

First Floor Landing

Doors to:

Bedroom 1 (15' 11" x 8' 10") or (4.85m x 2.69m)

Spacious room with double aspect windows, radiator.

Bedroom 2 (14' 03" Max x 7' 07" Min) or (4.34m Max x 2.31m Min)

Window to front, radaitor.

Pentrefelin Street, Carmarthen, Carmarthenshire.

Bedroom 3 (8' 02" x 8' 0") or (2.49m x 2.44m)

Window to rear, radiator.

Outside

Small lawned front garden with pathway leading to good sized rear garden laid to lawn with stoned patio area being an ideal place to relax and enjoy. Useful outside utility - 11'1 x 7'6 with power and light connected having excellent potential to convert into home office/playroom/gym etc.
Small front lawn garden with steps.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area, broadband is available in the vicinity. Please check with your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

From our office, proceed down Castle Hill , through the traffic lights and along Coracle Way to the second roundabout. Take the second exit passing Tesco on the left and at the Quins rugby roundabout take the third exit and proceed along St Catherines Street. At the traffic lights, turn left . Take the first turning right into Pentrefelin Street and the property can be found further along on the right.



