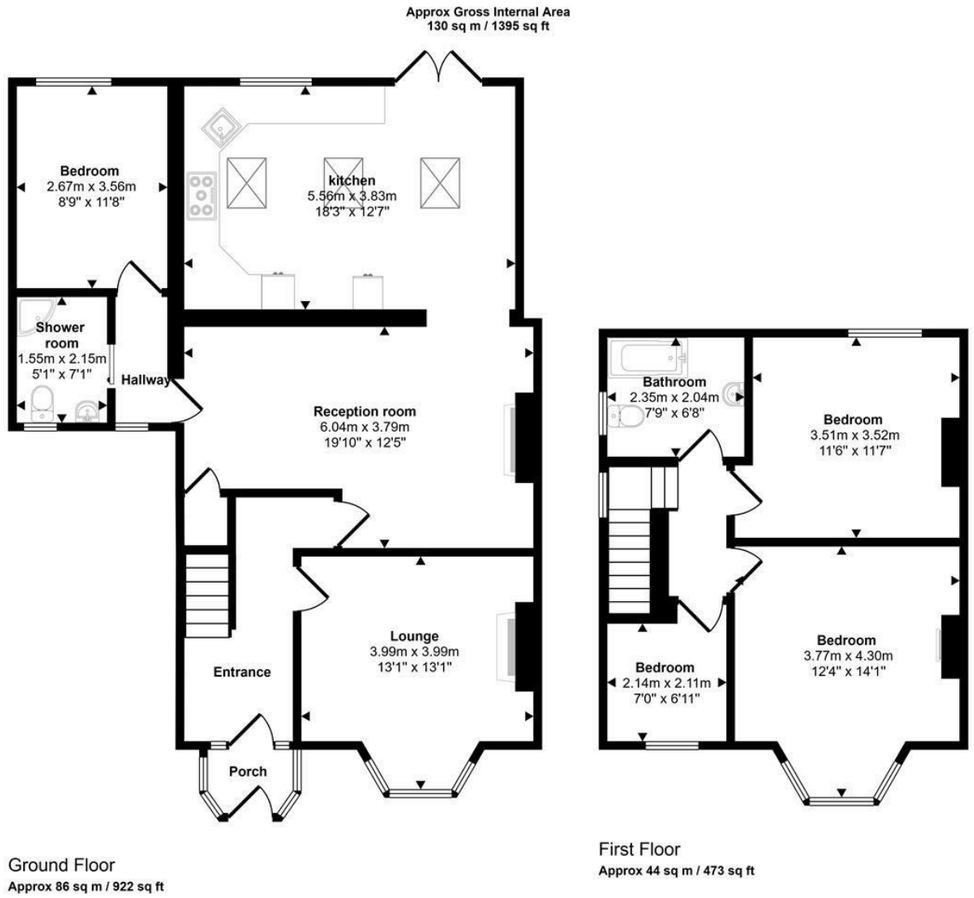


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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: Band 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.
CFP/JTP/08/26 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,

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

WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

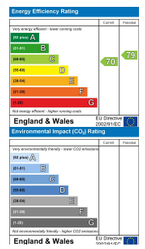
WEST WALES FINEST PROPERTIES



7 College Road, Carmarthen, Carmarthenshire, SA31 3EF

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- BEAUTIFULLY PRESENTED
- HEATING-GAS
- FOUR BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- WALKING DISTANCE OF CARMARTHEN TOWN CENTRE
- GREAT OPPORTUNITY FOR FAMILY HOME
- EPC-TBC

£318,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

naea | propertymark PROTECTED
The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile

Celebrating 30 Years of Business

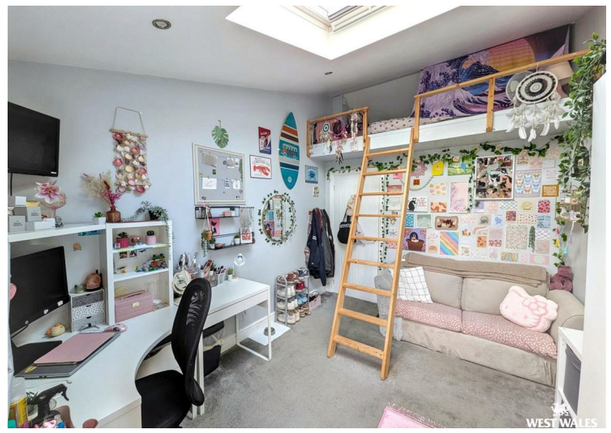












A FOUR-BEDROOM FAMILY HOME WITH CHARACTER, SPACE AND PLENTY OF SURPRISES!

Offering so much more than first meets the eye, this four-bedroom semi-detached property is ideally located within walking distance of Carmarthen town centre, with primary and secondary schools and local bus routes also close by. There is an incredible amount on offer here, and it really is a property that has to be seen to be fully appreciated!

On the ground floor, the property offers two reception rooms, providing flexible space for family living, entertaining or working from home. The kitchen/diner creates a fantastic sociable hub to the home, complete with underfloor heating and access out to the rear garden. Also on this floor is the fourth bedroom, an impressive and versatile space featuring its own mezzanine level, adding an extra dimension and offering plenty of possibilities. A convenient downstairs shower room is also located on this floor, while a number of charming character features can be found throughout.

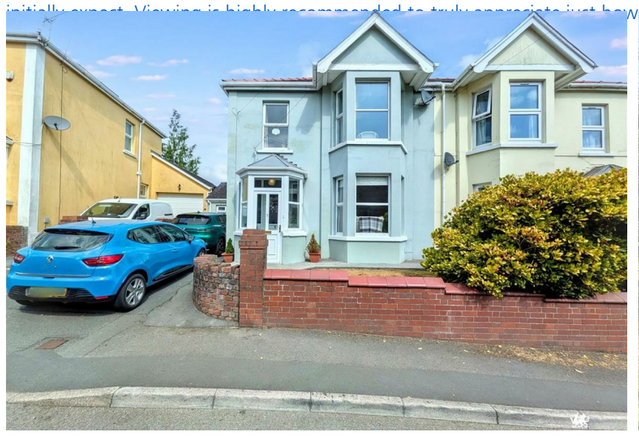
Moving upstairs, there are three further bedrooms together with the family bathroom, providing a practical and well-presented arrangement for family living.

The rear garden offers a lovely space to enjoy, with a patio area leading onto a lawned garden, perfect for outdoor dining, relaxing or family time. There is even a hot tub, creating a fantastic spot to unwind! To the front of the property, off-road parking provides additional convenience.

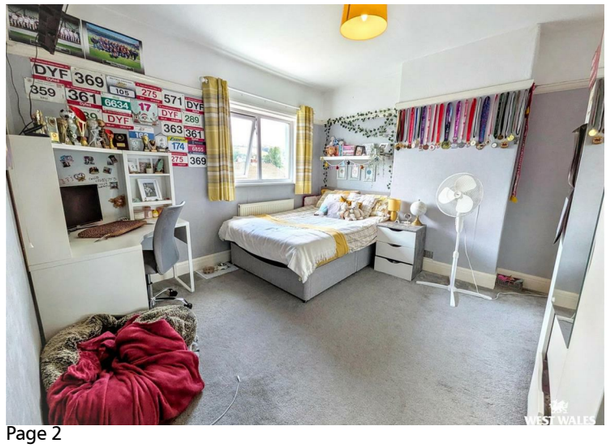
With its wonderful accommodation, versatile layout, character features and added extras, this is a home that offers far more than you might initially expect. Viewing is highly recommended to truly appreciate just how much this property has to offer!

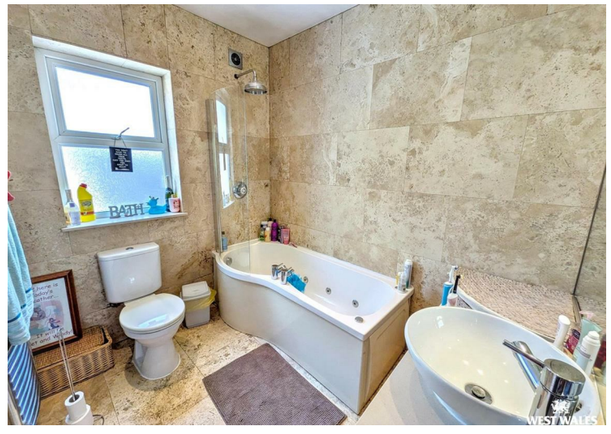














DIRECTIONS

From our offices on dark Gate, Carmarthen continue onto Lammas Street. Turn right onto Heol Dwr/Water Street, then take the left onto Glannant Road. Continue onto College Road, and 7 College Road will be on the right-hand side. what3words:///firm.poetic.unable

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