

Superb Views From This Family Home On The Edge Of Carmarthen Town. Corner Plot with Parking, Large Windows Enjoy the Views & Let in The Natural Light. Spacious Property Viewing



7 Parcydelyn, Carmarthen, . SA31 1TS.

£285,000 Offers in Region of

R/4513/NT

Spacious property having a superb location with views overlooking Town. The property is tastefully presented and in good decorative order throughout. 3 reception rooms offer versatile accommodation with the option for a gym or work from home office. Bi fold doors to the rear garden area with the large windows leaving in natural light and to enjoy the views from the property. Lovely terraced garden to front and good sized rear garden giving you the ideal family home. This property is in a popular area overlooking Carmarthen Town and a short walk from the town centre.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
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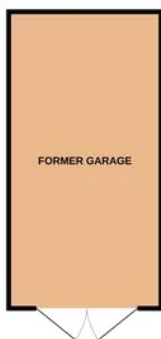


ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel:01267 493444
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FORMER GARAGE
209 sq.ft. (19.3 sq.m.) approx.



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Traditional

EPC Rating: C (70)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

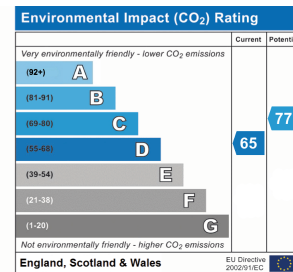
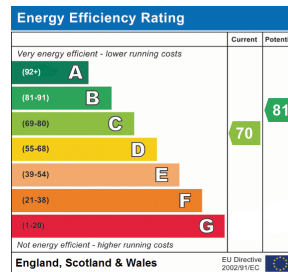
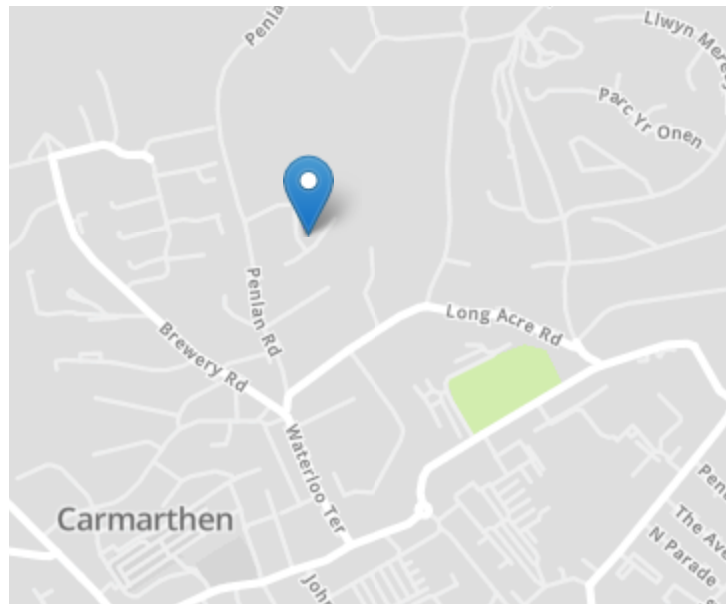
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



For further information or
to arrange a viewing on this
property please contact :

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