



9 Penbryn Avenue, Carmarthen SA31 3DH

£1,000 To Let

Property Features

- 3-bedroom semi detached property
- Well presented throughout
- Enclosed rear garden
- Popular residential area
- Off-road parking for 1 vehicle
- STRICTLY NO SMOKING

Property Summary

Rees Richards & Partners are delighted to offer this well presented, three bedroom semi detached property in the popular market town of Carmarthen, benefitting from a reception hallway, utility room, living room, dining room and kitchen. Stairs lead to the first floor with 3 bedrooms and a family bathroom. To the front, there is an entrance driveway, a paved front garden and a rear enclosed lawned garden.



Full Details

Accommodation

Entrance Porch

Tiled flooring, double glazed entrance door and side screen.

Reception Hall

3.81m x 2.06m (12' 6" x 6' 9")

Laminate flooring, radiator, understairs cupboard and staircase leading to the first floor.

Utility Room

4.75m x 2.16m (15' 7" x 7' 1")

Laminate flooring, radiator, windows to the front and rear, door to the rear and plumbing for washing machine.

Living Room

3.93m x 3.17m (12' 11" x 10' 5")

Wooden flooring, radiator, bay window to the front and feature fireplace.

Dining Room

6.14m x 3.71m (20' 2" x 12' 2")

Tiled flooring, french doors overlooking the rear garden, windows to side and a feature fireplace.

Kitchen

3.40m x 3.10m (11' 2" x 10' 2")

Tiled flooring, radiator, window and door to the rear, base and wall units.

First Floor

Bathroom

2.56m x 2.34m (8' 5" x 7' 8")

Vinyl flooring, heated towel rail, W.C, wash hand basin, bath with shower over and shower.

Bedroom 1

3.73m x 3.38m (12' 3" x 11' 1")

Carpet flooring, window to rear and fitted cupboard.





Bedroom 2

3.96m x 3.20m (13' 0" x 10' 6")

Wooden flooring, bay window to the front, radiator and fitted wardrobe.

Bedroom 3

2.06m x 2.01m (6' 9" x 6' 7")

Carpet flooring, radiator and window to rear.

Externally

Entrance driveway, paved front garden, south facing enclosed rear garden with a paved patio area and steps leading to a lawned garden.

Further Information

Services

The property benefits from mains electricity, water, drainage and gas.

EPC

EPC Rating D.

Council Tax

Council Tax Band D
Carmarthenshire County Council
Approximately £2,085 for 2024/2025

Letting Information

Rent - £1,000 a month
Deposit - £1,250

Viewings

Strictly by appointment with the managing agents.
Please contact Rees Richards & Partners at the Carmarthen office, 12 Spilman Street, Carmarthen, SA31 1LQ.
Tel: 01267 612021
Email: christine@reesrichards.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

