



**Knoll Gardens
Carmarthen
SA31 3EJ**

Offers in Excess of £215,000

bettermove

Knoll Gardens Carmarthen

Bettermove are delighted to present this charming five bedroom semi-detached house in Carmarthen, available with no forward chain.

The property benefits from double glazing, gas central heating and has a garage to the rear providing off street parking. The council tax band is C.

The interior of this spacious property, which requires modernisation throughout, comprises a living room, dining room/study, kitchen/breakfast room and utility room on the ground floor. The first floor consists of five bedrooms and the family bathroom. The exterior boasts gardens to both the front with lawn area, and rear with patio seating area, perfect for enjoying the summer months.

Situated in the popular town of Carmarthen, the property is close to number of local amenities, including supermarkets, shops, restaurants and pubs, as well as the University of Wales St David and Glangwili Hospital. Transport connections can be found from the A40, A48 and Carmarthen rail station.

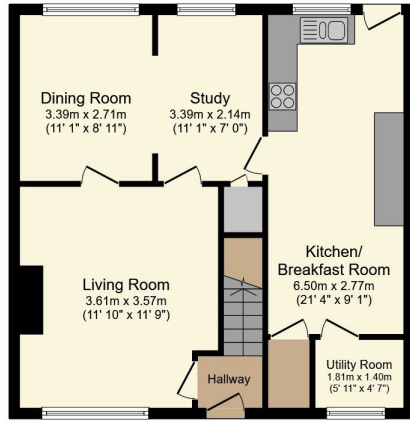
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

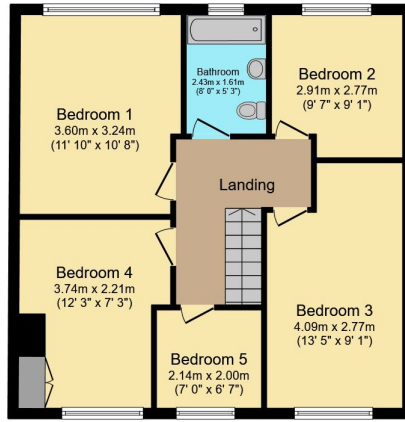
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

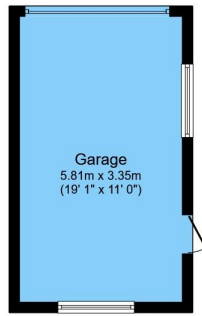




Ground Floor



First Floor



Outbuilding

Total floor area 144.2 sq.m. (1,552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk