





Bro Myrddin Pensarn Road, Carmarthen, SA31 2DD

Offers In The Region Of £139,950

- FIRST TIME ON THE MARKET SINCE 1998.
- GAS C/H - new boiler October 2025.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL.
- EASE OF ACCESS TO THE A40/A48 TRUNK ROADS.
- SEMI-DETACHED HOUSE. IMPROVABLE.
- LEVEL EASY WALKING DISTANCE BUSINESSES AND SHOP ON 'STEPHEN'S WAY' RETAIL PARK.
- 0.75 OF A MILE CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 3 BEDROOMS. PART PVCu DOUBLE GLAZING.
- WALKING DISTANCE 'MORRISONS' SUPERMARKET.
- SIDE/REAR ACCESS.

Bro Myrddin Pensarn Road, Carmarthen SA31 2DD

A most conveniently situated traditionally built 3 BEDROOMED SEMI-DETACHED HOUSE situated at the junction of 'Penymorfa Lane' with 'Rhiw Babell' opposite the turning for 'Emlyn Terrace' and 'Babell Zion Newydd' Chapel, within walking distance of Llangunnor Primary School and 'Morrisons' Supermarket that are approximately a third of a mile distant, is within walking distance of the businesses and shops on 'Stephen's Way' and 'Pensarn Road' and is within 0.75 of a mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

3 1 2

Council Tax Band: C





RECEPTION HALL
with radiator. Electric meter and consumer unit. C/h thermostat control. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights and PVCu opaque double glazed side screen to outside. Staircase to First Floor.

LIVING ROOM
16'5" x 11'9" overall
slightly 'L' shaped with 3 power points. Telephone point. Feature brick fireplace. Radiator. PVCu double glazed window to fore. Provision for gas fire. Understairs storage cupboard with 2 power points.

DINING ROOM
8'11" x 7'11"
with 3 power points. Ceramic tiled floor. PVCu double glazed window. Radiator. 3' 3" (0.99m) wide opening to

FITTED KITCHEN
7'8" x 6'7"
with ceramic tiled floor. PVCu part opaque double glazed door to rear. Vaulted T&G boarded ceiling. 7 Power points. Water stop tap. PVCu double glazed window to rear. Range of fitted base kitchen units incorporating a sink unit.

FIRST FLOOR - pine panelled doors.

SPACIOUS LANDING
14'0" x 5'11" overall
with radiator. 1 Power point.

BUILT-IN AIRING CUPBOARD OFF
housing the 'Worcester' gas fired central heating combi boiler.

SEPARATE WC
with opaque single glazed window. Access to loft space. Vinyl floor covering.

BATHROOM
5'10" x 5'6"
with part tiled walls. Radiator. Opaque single glazed window. 2 Piece suite in white comprising pedestal wash hand basin and enamelled bath with electric shower over.

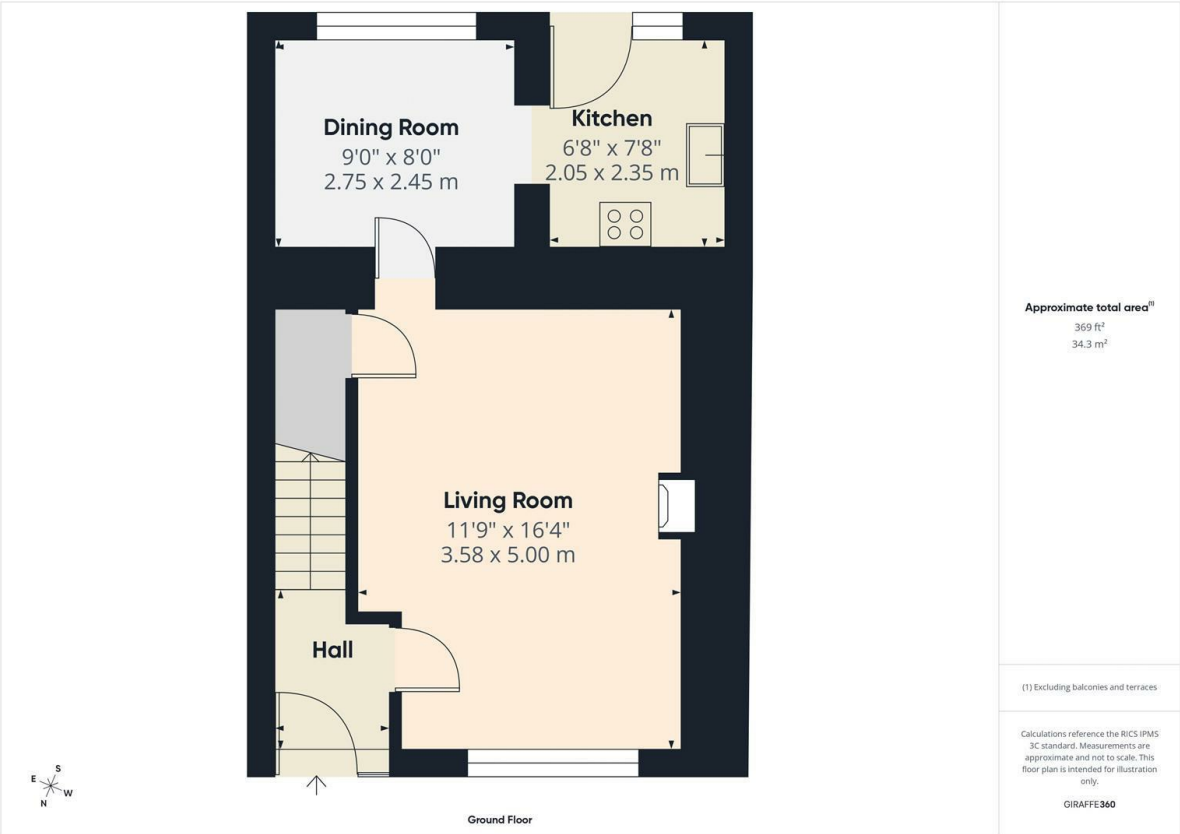
REAR BEDROOM 1
10'6" x 7'6"
with single glazed window. Radiator. TV point. 3 Power points.

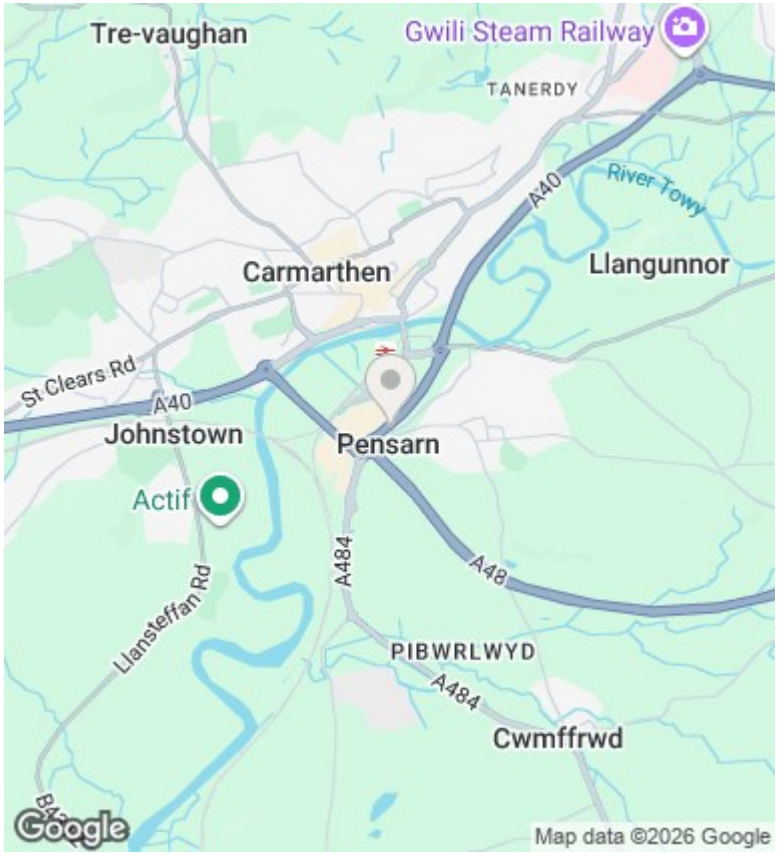
FRONT BEDROOM 2
10'6" x 10'2"
with secondary glazed window. Radiator. TV point. 2 Power points.

FRONT BEDROOM 3
6'8" x 6'0"
with secondary glazed window. Radiator. 1 Power point.

EXTERNALLY
On-street parking available on 'Penymorfa Lane' and in 'Emlyn Terrace'. The property has the benefit of a 'Right of way' over the adjoining property known as 'Llys Myrddin' to the rear. Double gated concreted courtyard with steps leading up to a terraced rear lawned garden. The rear garden enjoys a sunny southerly aspect.

STORE SHED
12'0" x 6'0"
with electricity connected.





Directions

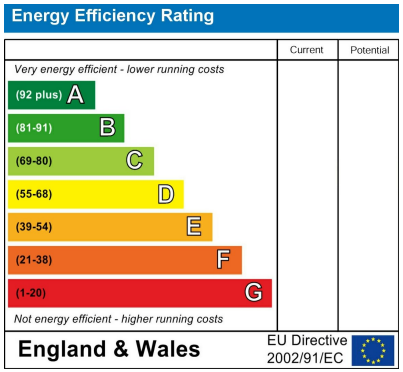
From Carmarthen town centre travel over 'Towy Bridge' past the petrol filling station to the roundabout and take the second exit towards 'Pensarn/Llangunnor. Travel past 'ATS' and the Royal Mail Sorting Office continuing underneath 'Pont Pensarn' and the property is the first on your left hand side fronting onto the turning for 'Penymorfa Lane' opposite the turning for 'Emlyn Terrace' and 'Babell Zion Newydd' Chapel..

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

C



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