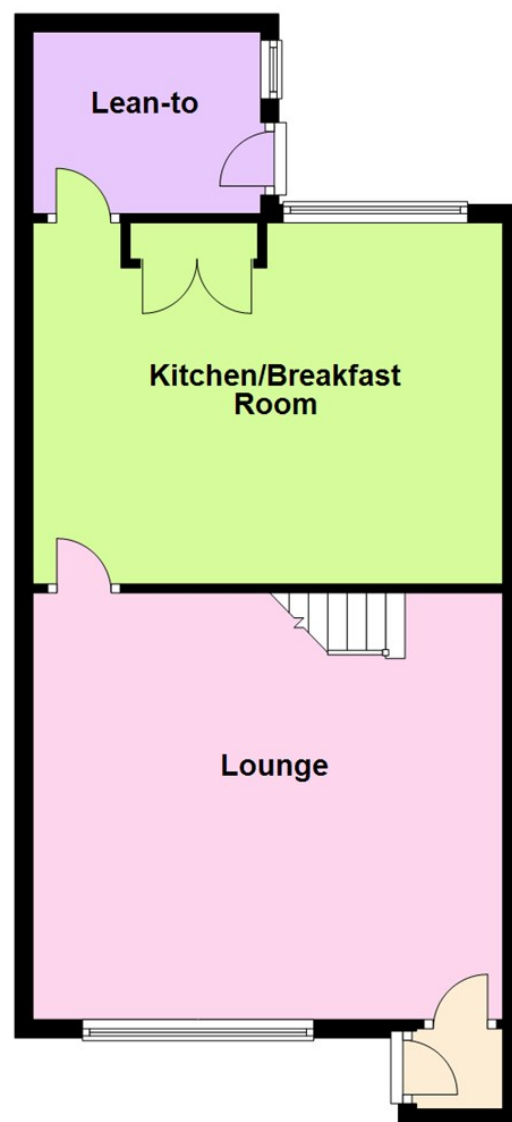
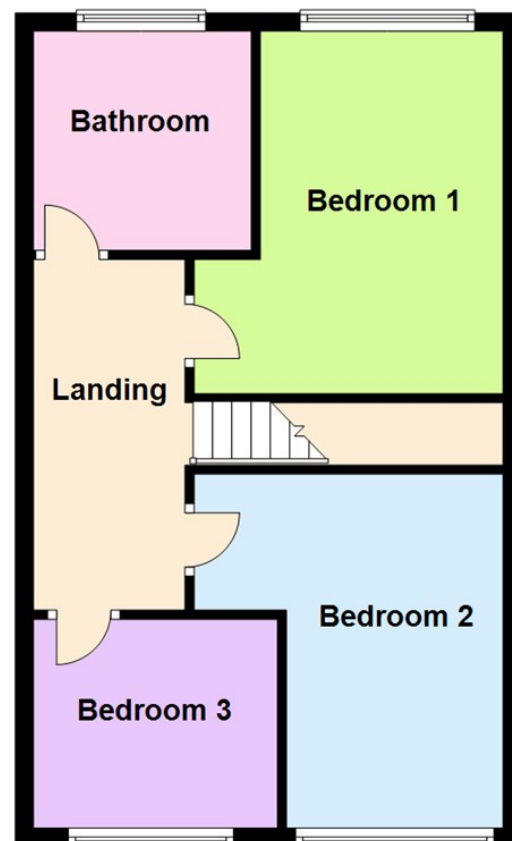


### Ground Floor



### First Floor



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: We are advised Freehold  
Tax: Band B

We would respectfully ask you to call our office before you view this property internally or externally

SS/DW/09/19/OK

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.

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

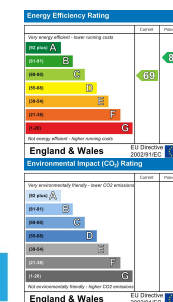


### 30 Haulfryn, Tregynwr, Carmarthen, Carmarthenshire, SA31 2DT

- Three Bedroom Mid Terrace
- Lean To
- Rear Garden
- Close to Local Amenities
- Gas Central Heating
- Kitchen Breakfast
- Upstairs Bathroom
- Ideal FTB or Investment
- Edge of Town Centre
- EPC Rating: C

Offers In Excess Of £90,000

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







\*\*\* Virtual Viewing Available \*\*\*Three bedroom mid-terraced property situated on the outskirts of Carmarthen town centre. The property benefits from gas central heating, on-street parking, rear garden and is within walking distance of local amenities. The accommodation comprises ground floor; lounge, kitchen breakfast and lean-to, first floor; three bedrooms and bathroom. This would be an ideal investment or first time buy. Book your viewing now to avoid disappointment.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, an Apollo Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London.

**Entrance Porch**

**Bedroom Three**

8'10" x 7'2" (2.7 x 2.2)

**Lounge**

17'0" x 15'5" (5.2 x 4.7)

**Bathroom**

6'6" x 6'6" (2 x 2)

**Kitchen Breakfast**

17'0" x 13'1" (5.2 x 4)

**Lean to**

**First Floor Landing**

**Bedroom One**

9'10" x 9'10" (3 x 3)

**Bedroom Two**

13'5" x 9'2" (4.1 x 2.8)

**DIRECTIONS**

From Carmarthen office , continue on to Lammas Street, turn left onto Morfa Lane, at the roundabout take the first exit on to the A4242 stay in the right lane, then take the second exit at the roundabout continue straight staying in the right lane, continue over the bridge, at the roundabout take the second exit on to Pensarn Road, at the roundabout take the first exit, continue up the hill on Rhiw Babell, then turn left onto Rhos Las, then turn left onto Haulfryn.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.