Approx Gross Internal Area
120 sq m / 1294 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/04/26 OK REM

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.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

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

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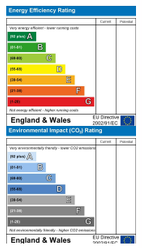
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655



01267 236655
www.westwalesproperties.co.uk

# 18 Millbrook Crescent, Carmarthen, SA31 3DT

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- OFF-ROAD PARKING
- EPC-TBC
- THREE BEDROOMS
- CONSERVATORY
- GARAGE
- WELL PRESENTED PROPERTY
- HEATING-GAS




## £280,000

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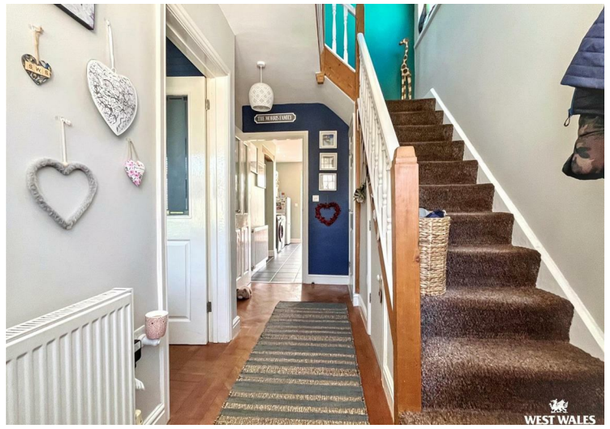
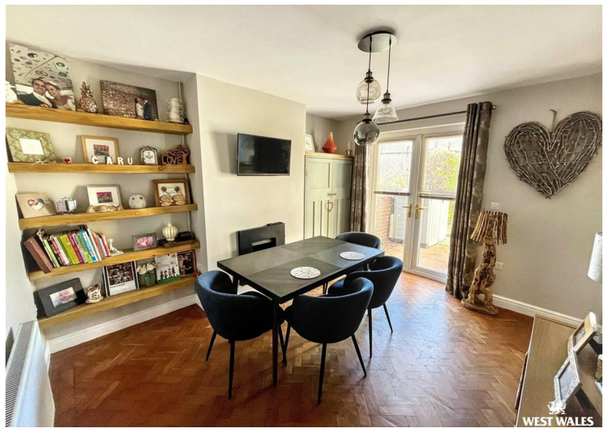
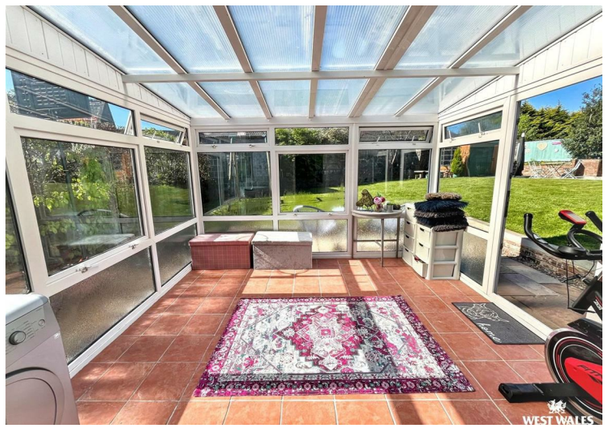
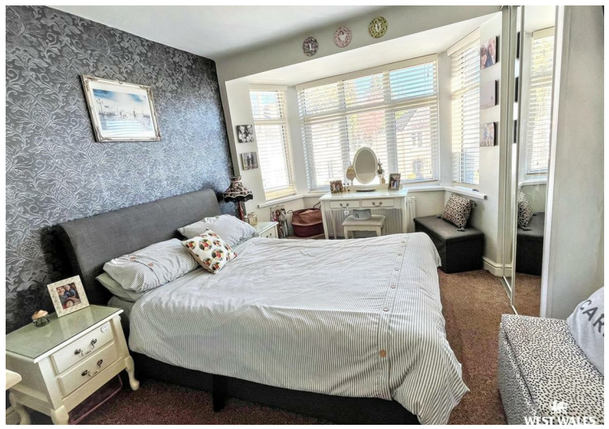
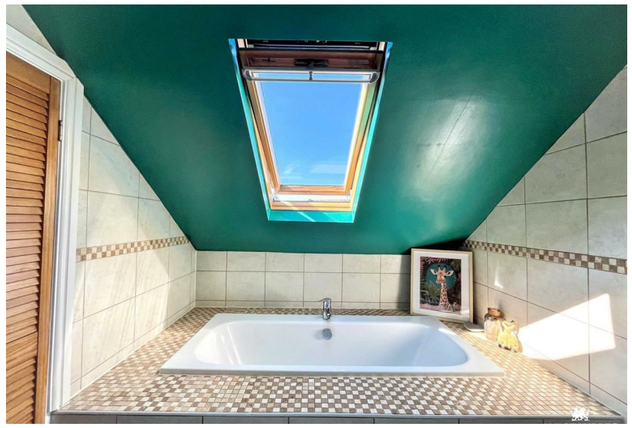
***The Agent that goes the Extra Mile***







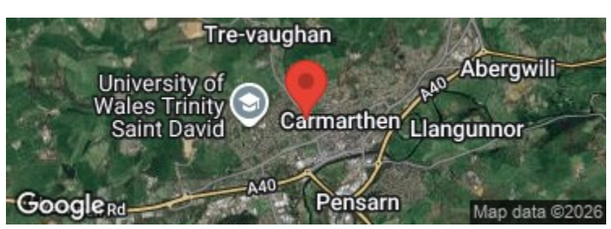




Situated within a cul-de-sac, away from the main road, this three-bedroom semi-detached home is within walking distance of Carmarthen town centre, a historic market town offering a wide range of shops, amenities, and transport links. The property is well presented throughout, offering a practical and comfortable layout.

The accommodation includes two reception rooms, comprising a living room and a dining room linked to the kitchen, with patio doors opening onto the rear garden. A conservatory accessible through the kitchen provides additional living space and further access to the outdoors. A downstairs WC completes the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the rear garden incorporates a patio area along with useful storage sheds, while a garage, currently used for storage, sits alongside off-road parking.




## DIRECTIONS

Starting at Dark Gate in Carmarthen, continue straight onto Lammas Street. From there, turn right onto Water Street and follow it for about 0.2 miles. Next, turn left onto Glannant Road and continue for around 0.1 miles. Then turn right onto Millbrook Crescent, and finally take a left to stay on Millbrook Crescent. Follow road into the Cul de Sac it will then be the corner house on the left. What3Words Reference: ///shop.watch.walks

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.