



## 27 Ross Avenue, Carmarthen, SA31 1HY

**Offers in the region of £129,000**

Situated on the periphery of Carmarthen, this well-presented former local authority terraced house enjoys breath-taking views across the beautiful Towy Valley.

Offering comfortable and practical living accommodation, this lovely home is ideal for first-time buyers or investors alike. The property features a living room along with a spacious kitchen/dining area designed for modern day living. To the first floor are two generous double bedrooms and a well-appointed family bathroom.

Externally, the rear garden is laid to patio and lawn, providing an excellent space for outdoor dining or gardening. Further benefits include gas central heating and double-glazed windows, ensuring comfort and efficiency throughout the year. Combining a convenient location with stunning countryside views, this appealing home presents a wonderful opportunity to step onto the property ladder or secure a sound investment.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

With radiator, stairs to first floor and door to living room.

LIVING ROOM 13'5" x 11'2" (4.09m x 3.41m)



Patio doors to rear garden/patio and radiator, part glazed door to kitchen.



KITCHEN/DINING ROOM 16'6" x 9'2" max (5.05m x 2.81m max)



Fitted with a range of wall and base units incorporating 1.5 bowl single drainer sink unit, space and plumbing for washing machine, gas hob, space fridge etc and cupboard housing the 'Baxi' gas boiler.

Exterior door to rear, windows to front and rear, vertical radiator and understairs storage area.



### FIRST FLOOR

Landing with window to front radiator and doors off to.....

BEDROOM 1 13'5" x 9'1" (4.10m x 2.78m)



Window to rear with stunning views up towards the Towy Valley and beyond



BEDROOM 2 11'3" x 9'5" max (3.44m x 2.89m max)



Window to rear , radiator, fitted wardrobe and access to loft space



## BATHROOM 6'7" x 6'3" max (2.02m x 1.92m max)



Panelled bath with shower attachment and screen, WC and wash hand basin, window to front.

## VIEW FROM THE FIRST FLOOR



## EXTERNALLY



The property is approached via steps leading down to the front entrance door, with a raised border to the front. The frontage is screened by a mature hedge, offering a good degree of privacy.

To the rear, the south-facing garden has a paved patio area, ideal for outdoor dining and entertaining, leading onto a lawned garden.

We understand there is a pedestrian right of way along the rear of the neighbouring properties providing access.

### SERVICES

Mains water drainage and gas

### COUNCIL TAX

We are advised that the Council Tax Band is B

### FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

### OFFER PROCEDURE

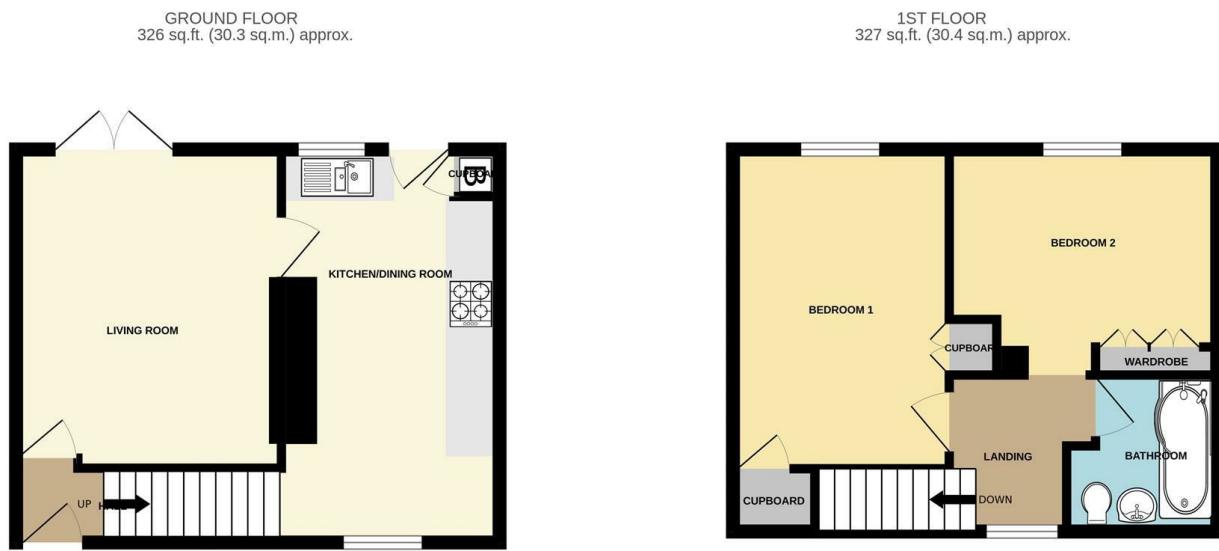
All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

**CONTACT NUMBERS**

BJ.Properties 104 Lammas Street Carmarthen  
SA31 3AP  
Telephone Number 01267 240002  
Out of Hours 07572310493  
e mail [sales@bj.properties](mailto:sales@bj.properties)

## Floor Plan



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.