



5 Park Terrace, Carmarthen, SA31 3DG

Offers in the region of £95,000

Located on Park Terrace, Carmarthen, this mid-terrace house presents an excellent opportunity for both investors and first-time buyers. The property boasts a convenient location, offering easy access to the vibrant town centre and the picturesque views over Carmarthen Park, making it an ideal setting for those who appreciate both nature and urban living.

Inside, the house features a living room and kitchen on the ground floor, two bedrooms and bathroom on the first floor. The property is equipped with double glazing and gas central heating

This terraced house is not only a practical choice but has potential to provide a charming home that captures the essence of community living in Carmarthen. Whether you are looking to invest in a rental property or seeking your first home, this residence offers a wonderful opportunity.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY

With UPVC front entrance door, radiator, door to living room, stairs to first floor and door to rear hallway with UPVC double glazed exterior door to rear.

LIVING ROOM 11'0" ext to 14'6" x 12'5" (3.37m ext to 4.42m x 3.81m)

Window to rear, radiator and understairs cupboard. Access to kitchen.

KITCHEN 8'11" x 9'7" (2.74m x 2.93m)

Fitted with wall and base units incorporating a 1.5 bowl single drainer stainless steel sink unit, freestanding gas cooker, plumbing for washing machine, wall mounted Worcester gas boiler, radiator and window to rear

FIRST FLOOR

Landing with airing cupboard, access to loft and doors off to

BEDROOM 10'11" max x 8'2" (3.33m max x 2.49m)

Window to front and radiator.

BEDROOM 2 9'2" x 8'3" (2.81m x 2.53m)

Window to rear and radiator.

BATHROOM 5'4" x 11'2" (1.64m x 3.42m)

Bath with shower attachment, WC and wash hand basin, radiator and window to front.

EXTERNALLY

Enclosed rear yard



SERVICES

Mains water, electric, 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.

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.

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.

CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

Out of Hours 07572310493

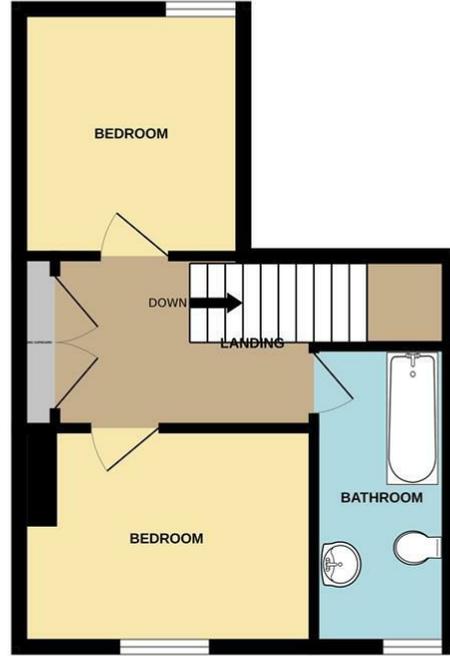
e mail sales@bj.properties

Floor Plan

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



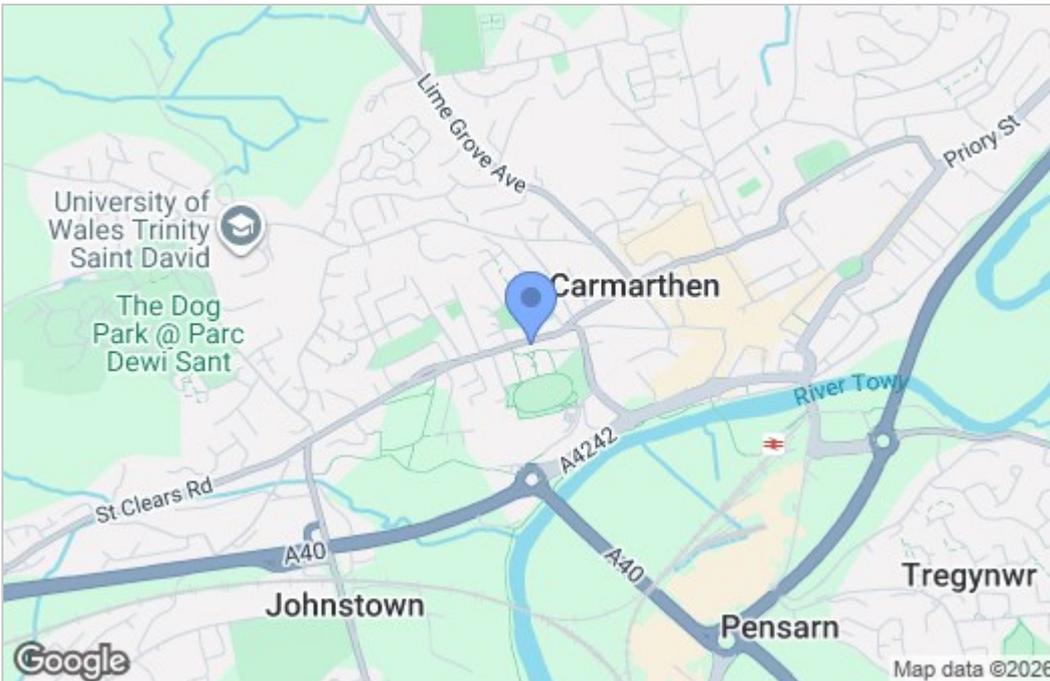
1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



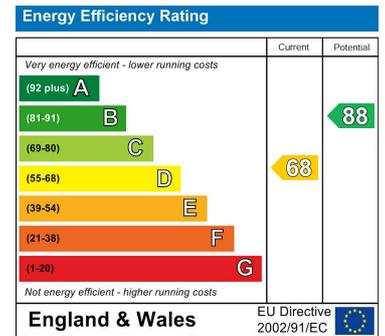
TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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.
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



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.